

TOWN OF SEWALL'S POINT



**Board of Zoning Adjustments Meeting
August 28, 2024
10:30 AM**

- I. CALL TO ORDER**
 - a. Pledge of Allegiance to the Flag**
 - b. Roll Call**
 - c. Appointment of Chair and Vice Chair**

- II. PUBLIC COMMENT ON NON-AGENDA ITEMS - PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES. No extensions of time permitted.**
 - a. TOSP Public Comment Guideline**
[BZA TSP-Public Comment Guidelines.pdf](#)

- III. APPROVAL OF AGENDA**

- IV. PUBLIC HEARINGS**
 - a. Daryl Pittman - 142 S. Sewall's Point Road - Variance Request - Section 62-176 - Variances; alternative compliance**
[142 S SPR - Pittman Variance Application.pdf](#)
[Section 62-176.pdf](#)
 - b. Environment Design Group - 22 E High Point Road - Variance Request - Section 82-273 - Lot Coverage**
[22 E High Point - Variance Application.pdf](#)
[Surveys.pdf](#)
[Section 82-273 Lot Coverage.pdf](#)

- V. CLOSING COMMENTS**
 - a. Board Members**
 - b. Staff**

- VI. ADJOURN**

CIVILITY CLAUSE: It is the policy of the Sewall's Point Town Commission that all persons addressing a town board or attending a Town board meeting shall conduct themselves in a manner that does not disrupt the orderly and efficient conduct of the meeting. Boisterous or unruly behavior; threatening or inciting an immediate breach of the peace; or use of profane, slanderous or obscene speech will not be tolerated and could result in ejection from the meeting after warning from the presiding officer. In accordance with the provisions of the Americans with Disabilities Act (ADA) this document may be requested in an alternate format. Persons in need of a special accommodation to participate in this proceeding shall, within 3 working days prior to any proceeding, contact the Town Clerk's office, One South Sewall's Point Road, Sewall's Point, Florida 34996 (772) 287-2455. If any person decides to appeal any decision made by the Town Commission with regard to any matter considered at such meeting or hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Guidelines for Public Comments

- Everyone will have 3 minutes
- When recognized step forward to the podium and state your name for the record
- Remarks should be addressed to the Board of Zoning Adjustments as a body
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input
- Any person addressing the Board of Zoning Adjustments who disrupts the orderly and efficient conduct of the meeting, uses profane or obscene language may be removed from the meeting

DEL TORO

LAW

July 31, 2024

VIA HAND DELIVERY

Town of Sewall's Point
Attn: April Stoncius
One South Sewall's Point Road
Sewall's Point, FL 34996

Re: Board of Zoning Adjustment Application

Dear Ms. Stoncius:

Enclosed please find a completed Application to the Town of Sewall's Point Board of Zoning Adjustment along with nine (9) three-whole punched copies of the same and a check made payable to the Town of Sewall's Point in the amount of \$1,075.00.

Our client, Daryl Pittman, has retained our firm to represent him in this request for zoning variance. Please advise if any other documents are needed at this time.

Thank you for your attention to this matter.

Best regards,



Sandra A. Cirelli
Chief Operations Officer



APPLICATION TO THE TOWN OF SEWALL'S POINT
BOARD OF ZONING ADJUSTMENT

PRIMARY CONTACT EMAIL ADDRESS: peter@deltoro.law

PROPERTY OWNER:

Name: Daryl Pittman
Address: 142 S Sewall's Point Road, Sewall's Point, FL 34996
Telephone No. 704-400-4709

APPLICANT (Property owner must sign application)

Name: Peter D. Del Toro, Esq. () owner (x) owner agent
Address: 514 Colorado Avenue, Stuart, FL 34994
Telephone No. 772-444-0101 Email peter@deltoro.law

SUBJECT PROPERTY:

Legal Description: Lot A, The Archipelago, Plat Book 4, Page 48
Parcel I.D. Number: 13-38-41-001-000-00010.40000
Address: 142 S Sewall's Point Road, Sewall's Point, FL 34996
Current Zoning Classification single family

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Request variance to allow tiki roof as boat lift cover.

Variance requested from Section 62.176 of Code of Ordinance _____

Please provide all measurements.

Example: Looking for approval of a new setback of 13' vs the required 15' side setback. Asking for a 2' variance



Daryl Pittman (Jul 25, 2024 18:17 EDT)

Signature of Applicant

Daryl Pittman

Hand Print Name

07/25/24

Date

VARIANCES

§ 2-101, 2-102, 2-107 THE BOARD OF ZONING ADJUSTMENT TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

Application for Special Exceptions, Variances and Expansions, Exceptions, Permits, Replacement or Restoration of Non-Conforming Uses (referred to herein as "Exception")

To authorize upon appeal such Exception from the terms of the zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance would result in unnecessary and undue hardship.

In order to authorize an Exception, an application must be submitted and a public hearing must be held which demonstrates to the satisfaction of the Board of Zoning Adjustment that the following six criteria, as contained in the Code of the Town of Sewall's Point, have been met:

- (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 zoning district;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
- (4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

VARIANCES

The Board of Zoning Adjustment may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Board of Zoning Adjustment will consider the variance criteria in § 2-101, 2-102, 2-107 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that 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 zoning district;

This circumstance is unique as this property is on its own island with no abutting property. Therefore, it does not disrupt uniformity as it would if it were on a street with multiple residences with docks/boatlift covers.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

The covered boatlift was approved by the FL Dept of Environmental Protection and Army Corp of Engineers as well as properly permitted, inspected and closed by the Town of Sewall's Point. Mr. Pittman was never made aware that a separate permit and/or variance would be necessary since the sketch of the covered boatlift was included with initial approved plans for the dock.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

This location is unique as this property is on its own island with no abutting property.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

Mr . Pittman has already went through the proper permitting channels, received the necessary approvals to move forward with building the dock and covered boatlift. It would cause undue hardship to remove the existing cover to replace it with canvas or vinyl as it would not only be a financial burden but it also would not be uniform with the property or aesthetically pleasing.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The variance requested is the minimum variance needed to maintain the structure as is.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Allowing the tiki to stay as constructed will align with the aesthetic of the residence as well as blend in with the surrounding natural landscape. Additionally, it does not obstruct the view from any other resident's property that surrounds the island.

All 6 question must be answered before application can be reviewed

In granting any Exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Exception is granted, shall be begun or completed or both.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the Exception is required shall be begun or completed or both.

No non-conforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered for the issuance of a Exception. The Town shall post Notice of Public Hearing upon the Town Hall bulletin board and shall also see to the publication of the Notice of Hearing in a newspaper of general circulation printed in Martin County, Florida, at least fifteen (15) days prior to the date of the public hearing. All costs thereby incurred by the Town shall be reimbursed to the Town by the applicant prior to the Public Hearing. The Applicant shall post Notice of Public Hearing on the property for which the Exception is sought, and shall at the Applicant's expense, send written notice to property owners of record within 300 feet of the subject property, to be mailed by certified mail, return receipt requested, no later than fifteen (15) days PRIOR TO THE DATE OF THE HEARING.

CERTIFICATION

The Applicant hereby certifies that the information which he/she has provided on and together with this application is correct and accurate to the best of his/her knowledge and belief. The Applicant also certifies that existing deed restrictions or covenants on this property will be adhered to and that if this request is granted, all necessary permits will be obtained and that all orders, resolutions, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. The Applicant further certifies that he/she has read all of the above and the Guide to Preparation of Application for Board of Zoning Adjustment and will comply therewith, understanding that failure to do so may result in a denial of the request or administrative dismissal of the application.



Peter D. Del Toro, Esq.

7-25-24

Signature of Applicant or Applicant's Attorney

Hand Print Name

Date


Signature of Property Owner

Signature of Property Owner allowing an agent to be present in their place for the hearing

TOWN OF SEWALL'S POINT

Guide for Preparation of Application to Board of Zoning Adjustment

The following information, plus a non-refundable filing fee of \$75.00 and a cost deposit of \$1,000.00, must accompany this application. Make check payable to the "Town of Sewall's Point" in the amount of \$1,075.00. If the costs of processing the application are less than the cost deposit, the applicant will receive a refund of the difference. If the costs are more than the cost deposit, the applicant will be billed for and expected to pay the additional amount.

1. This application must be completely filled in with all necessary papers attached, flash drive of presentation and NINE (9) COPIES with **three-whole** punched submitted with the above fee and cost deposit to the Town Clerk at Sewall's Point Town Hall. An incomplete package will not be accepted. Please type or print clearly.
2. Applicant must submit proof of ownership (copy of recorded deed).
3. Applicant may appear at the hearing in person or by duly authorized attorney at law. No other agent may appear on behalf of the applicant.
4. Applicant must submit a plot plan or site survey certified by a registered land surveyor showing the actual dimensions of the lot; the exact sizes and locations on the lot of buildings already existing, and their distances from the nearest property lines; the intended location and dimensions of any proposed structure(s) and their distances from the nearest property lines; the width of the lot on the street or streets upon which the lot fronts or abuts, if relevant to the application; and such other information as may be necessary to exactly describe and detail the variance requested. A photo reduced copy of the recorded Plat, in 8 ½" x 11" or 8 ½" x 14" size, must be attached to the application. This document may be obtained at local Title Insurance Companies or at Town Hall.
5. A Statement of Benefits for the granting of the request shall be supplied by the applicant that includes the reasons and circumstances for the request. The Statement of Benefits shall address and demonstrate satisfaction of the six enumerated criteria listed on the Application form.
6. Applicant must furnish, together with the application, a certified list of all property owners of record of real property within 300 feet of any part of the subject property, with the list of owners certified by one of the following: a local Title Insurance Company; applicant's Attorney, who must be a member of the Florida bar; the office of Clerk of Circuit Court of Martin County, Florida; or the office of Property Appraiser of Martin County, Florida.
7. Applicant at his expense must send notification to all property owners of record of real property within 300 feet of any part of the subject property of the date, time and place of the hearing, what action the Board of Zoning Adjustment is being asked to take, and the reasons for the request, by certified mail, return receipt requested, to be mailed no later than FIFTEEN (15) DAYS PRIOR to the date of the hearing. The white post office dated slips verifying the mailing date of each piece, together with all green receipt cards returned with signatures, shall be furnished to the Town Clerk or the Board of Zoning Adjustment prior to the beginning of the hearing.
8. Notice of public hearing shall be posted by the Town on the property for which Special Exceptions, Variances and Expansion, Replacement or Restoration of Non-Conforming uses are sought, at least 15 days prior to the date of the hearing. The sign will be supplied by the Town Clerk, and its posting will be in a place on the property where it may be seen readily from the front street.

All boxes must be checked as completed before this application can be submitted

9. The letter will follow this form:

(Date)

Mr. John Doe
19 Main Street
Sewall's Point, Florida 34996

(name and address of owner of adjacent property)

RE: Legal description of the property as on application (accompanied by a location map)

Dear Mr. Doe:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the _____ day of _____, 20____, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section _____.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

(Signature)







Application Board of Zoning Adjustment

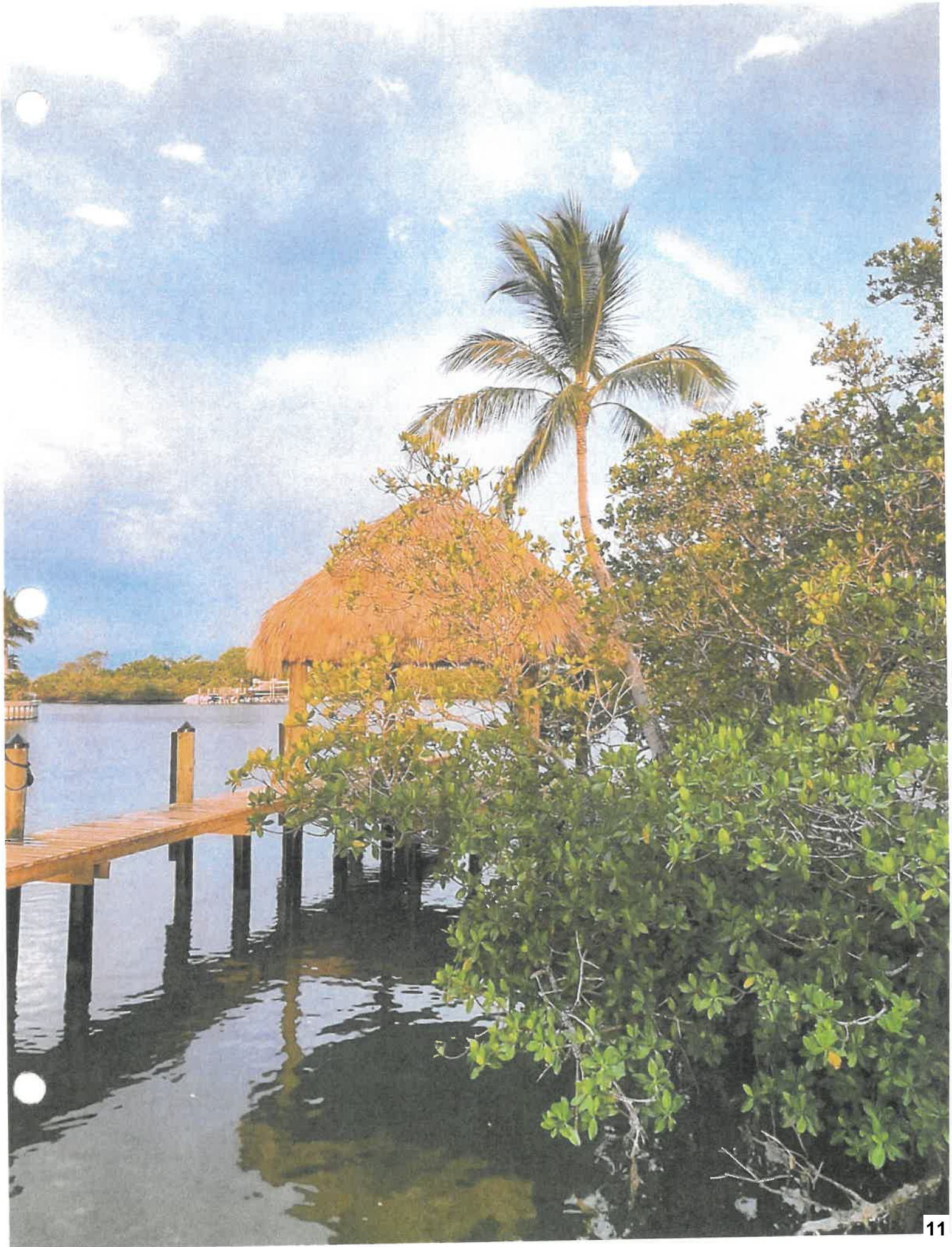
Final Audit Report

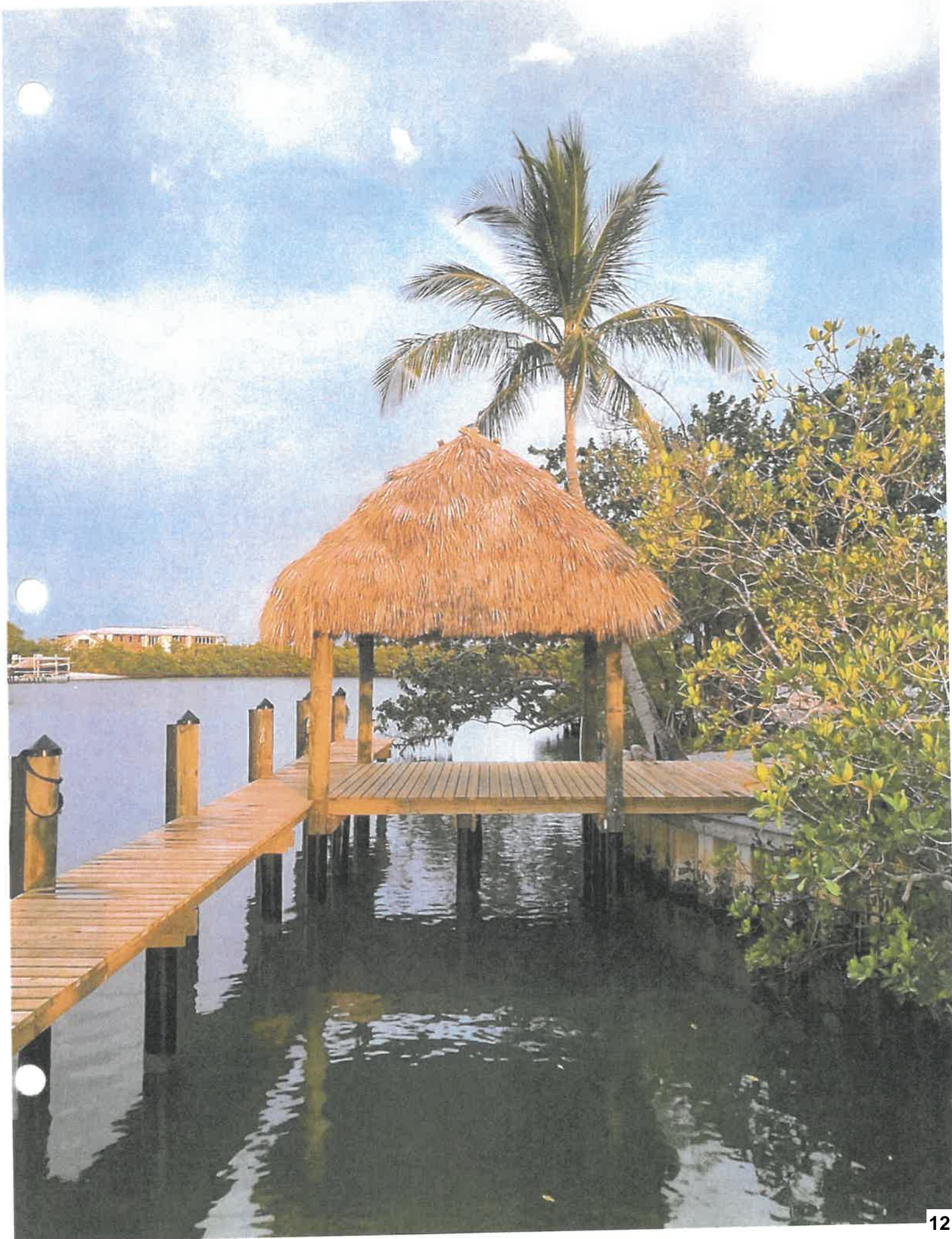
2024-07-25

Created:	2024-07-25
By:	Sandra Cirelli (sandra@deltoro.law)
Status:	Signed
Transaction ID:	CBJCHBCAABAACZO0cvlKo3Df2VpM6wLb2ro1BwiBYBKA

"Application Board of Zoning Adjustment" History

-  Document created by Sandra Cirelli (sandra@deltoro.law)
2024-07-25 - 7:53:09 PM GMT
-  Document emailed to Daryl (daryl@crowbuilders.com) for signature
2024-07-25 - 7:53:16 PM GMT
-  Email viewed by Daryl (daryl@crowbuilders.com)
2024-07-25 - 8:16:12 PM GMT
-  Signer Daryl (daryl@crowbuilders.com) entered name at signing as Daryl pittman
2024-07-25 - 8:17:42 PM GMT
-  Document e-signed by Daryl pittman (daryl@crowbuilders.com)
Signature Date: 2024-07-25 - 8:17:44 PM GMT - Time Source: server
-  Agreement completed.
2024-07-25 - 8:17:44 PM GMT













From: [Jack ReisingerTSP](#)
To: [Crystal Gomez](#)
Date: Thursday, May 9, 2024 10:38:57 AM



Sent from my iPhone



Recorded in Martin County, FL 1/18/2019 12:12 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$14,000.00
CFN#2734827 BK 3037 PG 934 PAGE 1 of 2

Prepared by and return to:

Jacqueline S. Miller, Esq.
Nelson Mullins Broad and Cassel
One North Clematis Street Suite 500
West Palm Beach, FL 33401
561-832-3300

File Number: 137694.00003

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18 day of **January, 2019** between **Pelican Group, LLC**, a Florida limited liability company whose post office address is **12300 Sunnydale Drive, Wellington, FL 33414**, grantor, and **Daryl D. Pittman**, a married man whose post office address is **168 Shipyard Pointe Road, Mooresville, NC 28117**, grantee:

(Whenever 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, trusts and trustees)

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 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 **Martin County, Florida** to-wit:

Lot A, THE ARCHIPELAGO, according to the plat thereof, as recorded in **Plat Book 4, Page 48**, of the Public Records for Martin County, Florida.

Together with an easement for road right of way over, across and upon the Southerly thirty feet (30') of Lot 1, The Archipelago, as set forth in that Warranty Deed dated May 16, 1971, from Herbert A. Peters and Madelyn P. Peters, his wife, to Donald W. Graham and Dorothy W. Graham, his wife, recorded on May 17, 1971, in Official Records Book 327, Page 760, as modified by Easement Modification Agreement dated July 22, 2002, and recorded in Official Records Book 1681, Page 1860, all in the Public Records for Martin County, Florida.

Parcel Identification Number: 13-38-41-001--000-00010-4

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, matters appearing on the plat or otherwise common to the subdivision, but this provision shall not operate to reimpose the same.

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.

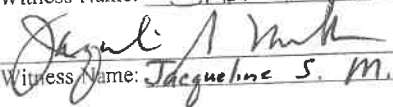
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:


 Witness Name: Sherman F. Proctor

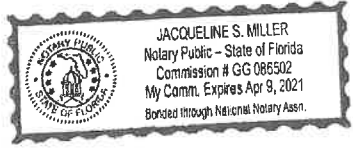

 Witness Name: Jacqueline S. Miller


Pelican Group, LLC, a Florida limited liability Company
 By: Thomas A. Domencich
 Thomas A. Domencich, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of January, 2019 by Thomas A. Domencich, as Manager of Pelican Group, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

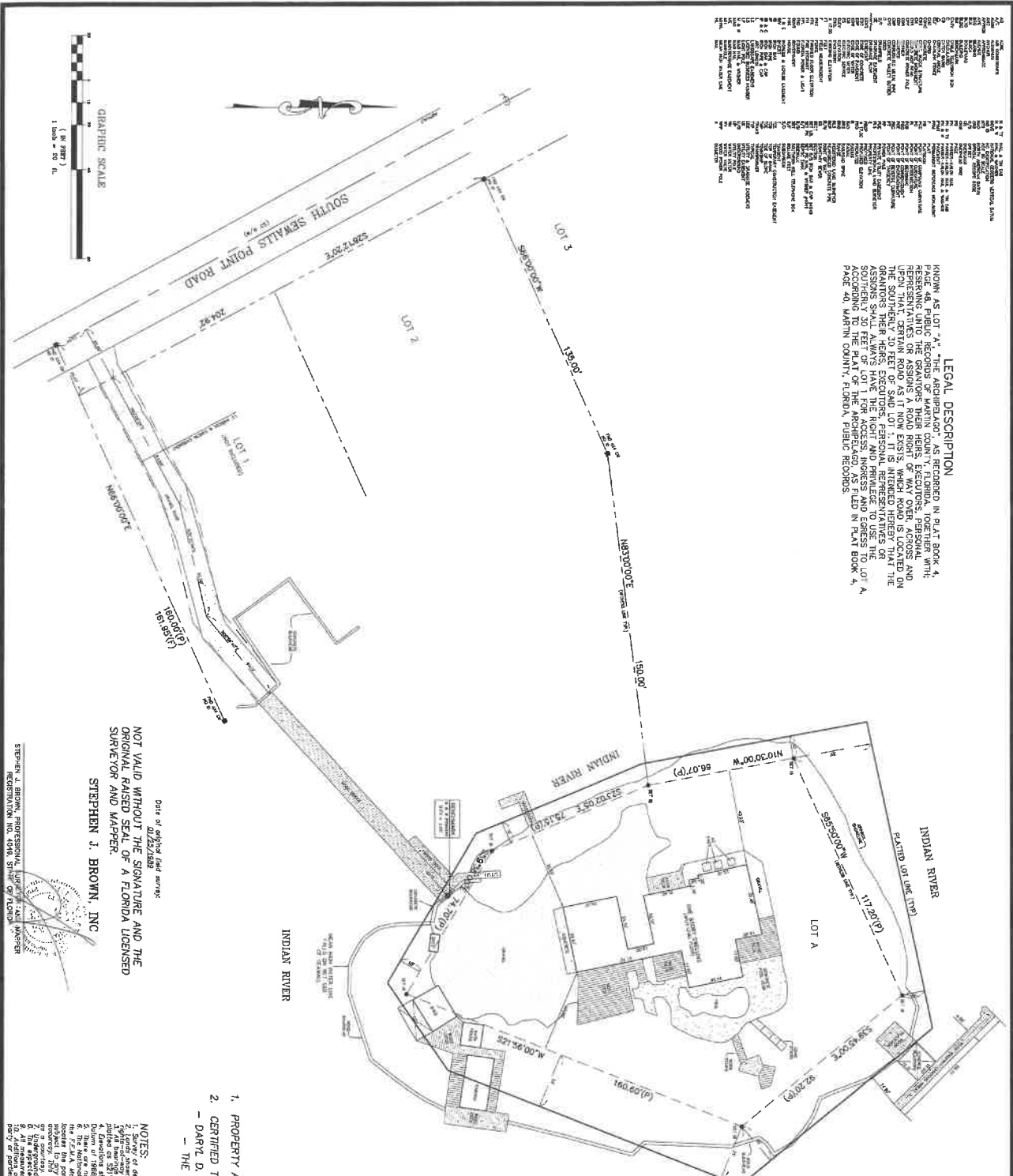



 Notary Public
 Printed Name: _____
 My Commission Expires: _____

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LEGAL DESCRIPTION

KNOWN AS LOT "A", "THE ARCHBOLD" AS RECORDED IN PLAT BOOK 4, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH: REFERENCE TO THE SECTIONS, RICH HENS, ELECTIONS, PARSONAGE AND UPON THAT CERTAIN ROAD AS IT NOW EXISTS, WHICH ROAD IS LOCATED ON THE SOUTHERLY 30 FEET OF SAID LOT 1; IT IS INTENDED HEREBY THAT THE ASSIGNS SHALL ALWAYS HAVE THE RIGHT AND PRIVILEGE TO USE THE SOUTHERLY 30 FEET OF LOT 1 FOR ACCESS, INGRESS AND EGRESS TO LOT A ACCORDING TO THE PLAN OF THE ARCHBOLD AS FILED IN PLAT BOOK 4, PAGE 48, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

Date of original field work:

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4594, STATE OF FLORIDA

- 1. PROPERTY ADDRESS: 142 SOUTH SEWALL'S POINT ROAD
- 2. CERTIFIED TO: DARTL D. PITTMAN
- 3. THE TOWN OF SEWALL'S POINT

NOTES:

1. Survey of description as shown on the plat.
2. All bearings and distances are based on the true meridian.
3. The plat is based on the true meridian.
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DATE	5/18/89
BY	STEPHEN J. BROWN
SCALE	1" = 20'
PROJECT	ONE
SHEET	ONE

BOUNDARY SURVEY

PREPARED FOR: PITTMAN

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6464
SURVEYORS DESIGNERS LANDPLANNERS CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34964 EMAIL: STEVE@SJBSTUART.COM PHONE: (772)-288-7176

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FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Project Name:

Pittman Single Family Dock

Permittee/Authorized Entity:

Daryl Pittman
142 S Sewall's Point Road
Stuart, FL 34996
Email: daryl@crowbuilders.com

Authorized Agent:

DLS Environmental Services, Inc.
c/o Danna Small
Email: danna@DLSEnvironmentalservices.com

Environmental Resource Permit - Granted

State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers / Section 404 Authorization – Not Included

Permit No.: 43-043189-004-EI

Permit Issuance Date: October 3, 2023

Permit Construction Phase Expiration Date: October 3, 2028

Environmental Resource Permit

Permit No.: 43-043189-004-EI

PROJECT LOCATION

The activities authorized by this Permit are located within the St. Lucie River, Class II Waters, adjacent to 142 S Sewall's Point Road, Stuart (Section 12, Township 38 South, Range 41 East) in Saint Lucie County (Latitude N 27°11'6.8141", Longitude W 80°11'20.9665").

PROJECT DESCRIPTION

This permit authorizes 1) replacement of the existing 4 ft. by 39 ft. pier dock and 4 ft. by 14 ft. walkway in the same footprint; 2) construction of a 4 ft. by 60 ft. walkway connecting the existing pier with the existing dock; 3) replacement of the existing 4 ft. by 17 ft. access in the same location; 4) construction of a new 16 ft. by 11.5 ft. platform; 5) installation of a boat lift; 6) construction of a 4 ft. by 320 ft. walkway to connect to a 4 ft. by 60 ft. platform with four associated mooring pilings; and 7) construction of a 12 ft. by 12 ft. covered platform (not enclosed) connected to a 12 ft. by 13 ft. platform (approx. 42 sq. ft. of which extends over surface waters). The existing 8 ft. by 24.5 ft. marginal dock shall remain.

This permit authorizes 2,410 ft² of work in other surface waters. Mangroves along the shoreline will be avoided for the proposed dock construction, however, some lateral trimming may be necessary. Submerged resources are not located within the project boundaries; therefore, there will be no adverse impacts to these resources. Mitigation is not required.

AUTHORIZATIONS

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is located with Board of Trustees TFT Deed No. 23499 and does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of

Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit”, Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit as described.

SPECIFIC CONDITIONS- PROJECT FORMS & ATTACHMENTS

(1) The attached project drawings (sheets 1 through 8); the Standard Manatee Conditions for In-Water Work, 2011; 62-330.310(1); 62-330.310(2); 62-330.340(1); and 62-330.350(1), which may be downloaded at <http://www.dep.state.fl.us/water/wetlands/erp/forms.htm> become part of this permit. If the permittee does not have access to the Internet, please contact the Department at (561) 681-6600 to request the aforementioned forms and/or document(s).

(2) If the attached permit drawings conflict with the specific conditions, then the specific conditions shall prevail.

SPECIFIC CONDITIONS - PRIOR TO CONSTRUCTION

(3) After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall attend a pre-construction conference with a representative of the Department. It shall be the responsibility of the permittee to contact the Department's Compliance Assistance Program, by email SED_Compliance@FloridaDEP.gov, or by phone (561) 681-6600, to schedule the pre-construction conference.

(4) The permittee shall ensure that the permit conditions are explained to all construction personnel working on the project and for providing each contractor and subcontractor with a copy of this permit before the authorized work begins.

(5) Prior to the initiation of any work authorized by this permit, floating turbidity curtains with weighted skirts that extend to within one foot of the bottom shall be placed around the project site, and shall be maintained and remain in place for the duration of the project construction to ensure that turbid discharges do not occur outside the boundaries of the floating turbidity screens. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent turbid discharges.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

(6) There shall be no storage or stockpiling of tools and materials (i.e., lumber, pilings, debris), along the shoreline adjacent to waters of the state. All excess lumber, scrap wood, trash, garbage, and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized in this permit. All construction equipment/tools and materials shall be transported to and from the site via upland roadways and barges and all equipment/tools and materials shall be stored on the uplands.

(7) All watercraft associated with the construction of the permitted structure shall operate within waters of sufficient depth to preclude bottom scouring, prop dredging or damage to submerged bottom or submerged resources. During all construction activities, there shall be a minimum of 1-foot clearance between the draft of the construction vessel/barge and the submerged bottom.

(8) The surrounding waterbody and marine resources located outside of the specific limits of construction, authorized by this permit, shall be protected from siltation, sedimentation, and/or scouring. Best management practices for turbidity and erosion control shall be implemented and maintained at all times during to prevent siltation and turbid discharges into the surface waters surrounding the project site.

(9) All watercraft associated with the construction of the permitted structure shall operate within waters of sufficient depth to preclude bottom scouring, prop dredging or damage to submerged bottom or submerged resources. During all construction activities, there shall be a minimum of 1-foot clearance between the draft of the construction vessel/barge and the submerged bottom.

(10) All wooden pilings used in construction of the dock shall be wrapped with an impervious membrane one-foot above the mean high-water line to one-foot below the substrate.

(11) This permit does not authorize the complete removal of mangroves, their root systems, or the disturbance of the substrate in which mangroves are rooted. All work authorized by this permit shall be limited to lateral mangrove trimming. The term "trim" shall mean to cut mangrove branches, twigs, limbs, and foliage, but does not mean to remove, defoliate, or destroy the mangroves.

SPECIFIC CONDITIONS – MONITORING/REPORTING REQUIREMENTS

(12) Turbidity levels outside the construction area shall not exceed 29 NTU's above background levels. The following measures shall be taken immediately by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTU's above background:

- a. Notify the Department at (561) 681-6600 at the time the violation is first detected.
- b. Immediately cease all work contributing to the water quality violation.
- c. Stabilize all exposed soils contributing to the violation. Modify the work procedures that were responsible for the violation, install more turbidity containment devices, and repair any non-functional turbidity containment devices.
- d. As required, perform turbidity monitoring per Specific Conditions.
- e. Resume construction activities once turbidity levels outside turbidity curtains fall below 29 NTU's.

(13) Turbidity Monitoring: Water turbidity levels shall be monitored if a turbidity plume is observed outside the limits of the required turbidity control devices. Samples shall be taken every four hours until turbidity subsides at one foot above the bottom, mid-depth, and one-foot below the surface at monitoring stations located as follows:

- a. Approximately 100 feet up-current of the work sites and clearly outside the influence of construction activities. (This shall serve as the natural background sample against which other turbidity readings shall be compared.)
- b. Directly outside the turbidity curtains surrounding the work sites and within the densest portion of any visible turbidity plume. (This sample shall serve as the compliance sample.)

(14) Turbidity Monitoring Reports: During dock construction activities, the permittee or permittee's contractor shall collect the following turbidity monitoring data at the frequency and water depths directed by the Specific Condition above:

- a. Date and time of sampling event
- b. Turbidity sampling results (background NTUs, compliance NTUs, and the difference between them)
- c. Description of data collection methods
- d. An aerial map indicating the sampling locations
- e. Depth of sample(s)
- f. Weather conditions at times of sampling
- g. Tidal stage and direction of flow

Data shall be collected in a turbidity log and shall include a statement by the individual responsible for implementation of the sampling program attesting to the authenticity, precision, limits of detection, and accuracy of the data. The turbidity log shall be scanned and sent on a weekly basis to the Department's ERP Compliance Assurance Program via email at SED_Compliance@FloridaDEP.gov. The subject line of the email shall include the project name, permit number, and the title "Turbidity Monitoring Reports."

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

(15) Vessels utilizing this structure shall maintain a minimum of one-foot clearance between the deepest draft of the vessel with the engine in the down position and the submerged bottom so as to preclude bottom scouring or prop dredging.

(16) Prior to slip occupancy, the permittee shall install rope or wood handrails, and "No Mooring" signs along all portions of the docking facility where mooring is not authorized.

SPECIFIC CONDITIONS – MANATEE CONDITIONS

(17) Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used. One sign measuring at least 3 ft. by 4 ft. which reads Caution: Manatee Area must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shutdown of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Please see the Florida Fish and Wildlife Conservation Commission website for information on how to obtain appropriate signs: http://www.myfwc.com/docs/WildlifeHabitats/Manatee_EducationalSign.pdf

(18) The permittee shall comply with the standard manatee protection construction conditions listed in the attached "2011 Standard Manatee Conditions for In-Water Work".

SPECIFIC CONDITIONS – LISTED SPECIES

(19) This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

- (1) All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
- (2) A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
- (3) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
- (4) At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
- (5) Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
- (6) Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities – "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

Project Name: Pittman Single Family Dock

Permit No.: 43-043189-004-EI

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- c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
- (7) If the final operation and maintenance entity is a third party:
- a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- (8) The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- (9) This permit does not:
- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- (10) Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- (11) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- (12) The permittee shall notify the Agency in writing:
- a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

- (13) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- (14) If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
- (15) Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
- (16) The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
- (17) This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
- (18) A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-

106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a). The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Norva Blandin, MSEM
Permitting Program Administrator
Southeast District

NB/DS/jk

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP – Norva Blandin, Danielle Sattelberger, Jillian Kennedy, Margaret Naylor
Danna Small, DLS Environmental Services, Inc., danna@DLSenvironmentalservices.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Natalie Nguyen 10/03/2023
Clerk Date

Attachments:

- Project Drawings and Design Specs., 8 pages
 - Standard Manatee Conditions for In-Water Work, 2011
 - As-built Certification and Request for Conversion to Operational Phase Form 62-330.310(1)*
 - Request for Transfer to the Perpetual Operation Entity Form 62-330.310(2)*
 - Request to Transfer Permit Form 62-330.340(1)*
 - Commencement Notice Form 62-330.350(1)*
- *Can be downloaded at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/forms-environmental-resource>

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

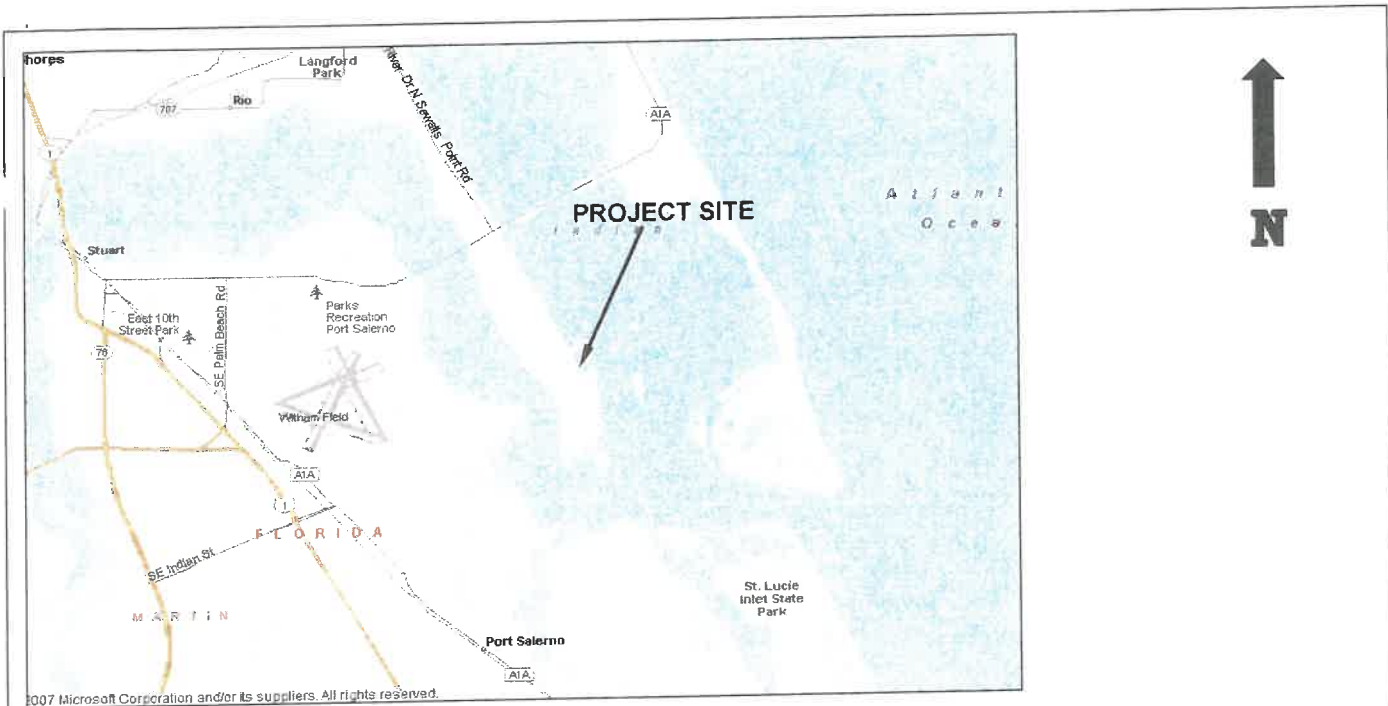
Report any collision with or injury to a manatee:

Wildlife Alert:

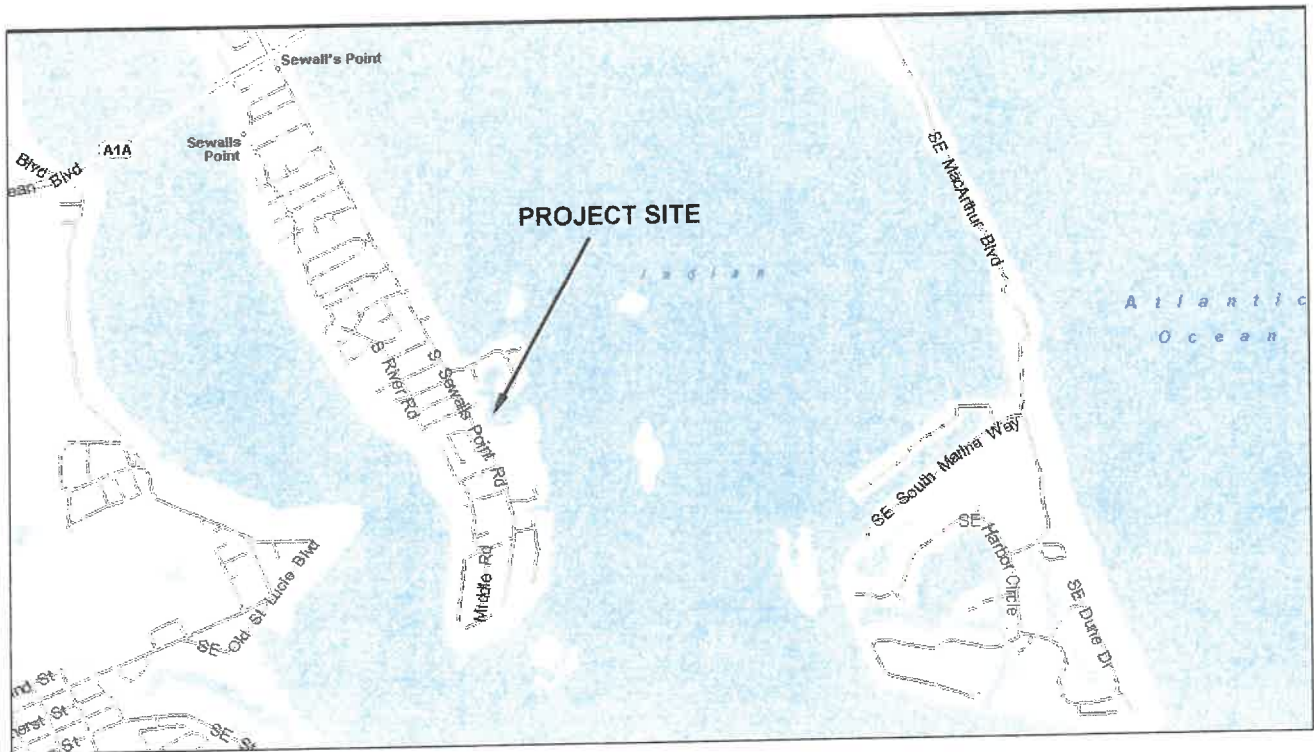
1-888-404-FWCC(3922)

cell *FWC or #FWC





MARTIN COUNTY



SECTION 13, TOWNSHIP 38 SOUTH, RANGE 41 EAST

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Location Map

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:

N.T.S.

JULY 2023

SHEET 1 of 8



DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
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Vicinity Map

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:	N.T.S.	JULY 2023	SHEET 2 of 8
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NOTES:

1. RESOURCE SURVEY PERFORMED ON 6/8/23 BY DLS ENVIRONMENTAL SERVICES – SEE SURVEY REPORT FOR DETAILS

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
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2023 Aerial with Proposed Dock

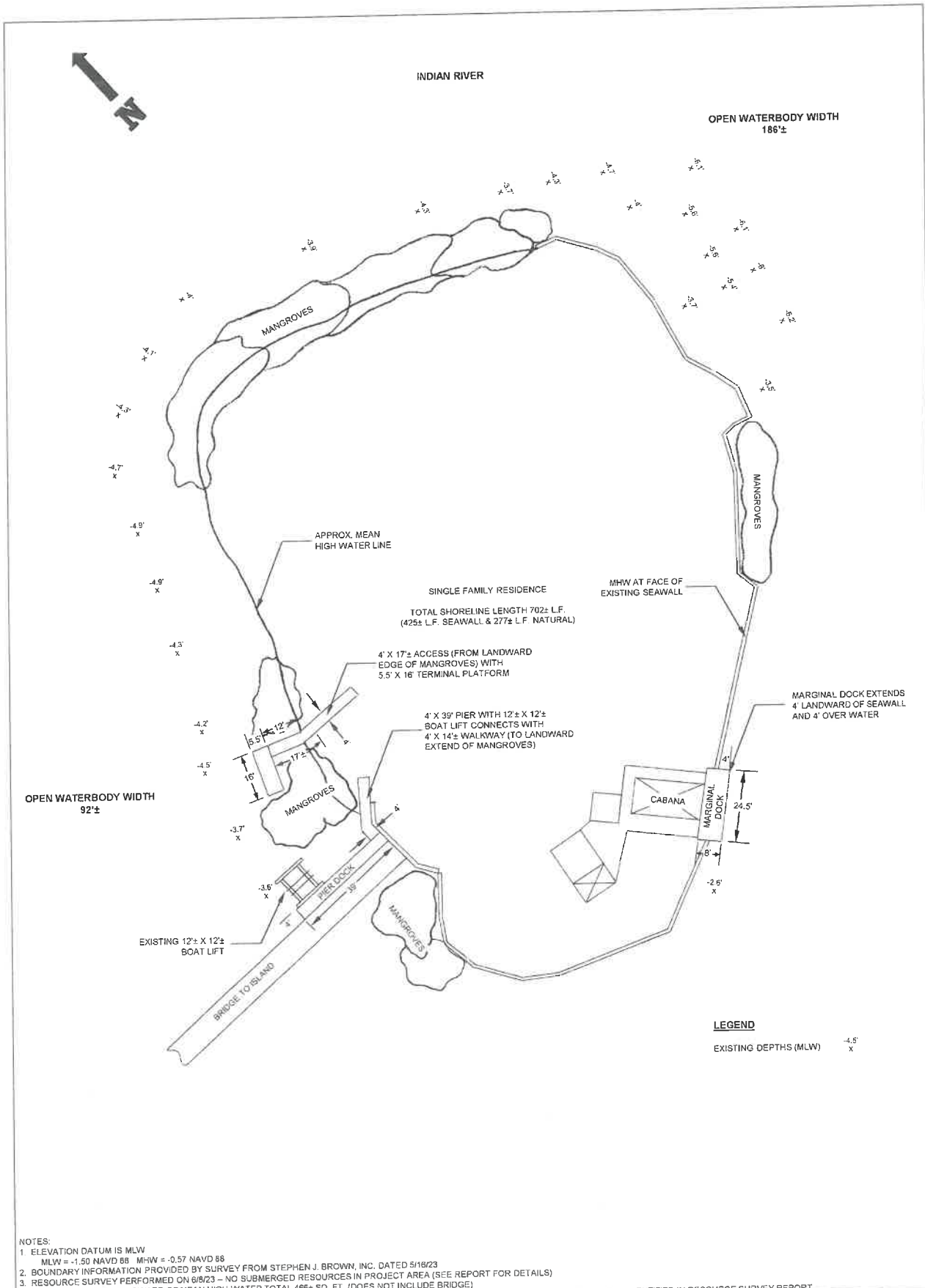
Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:

N.T.S.

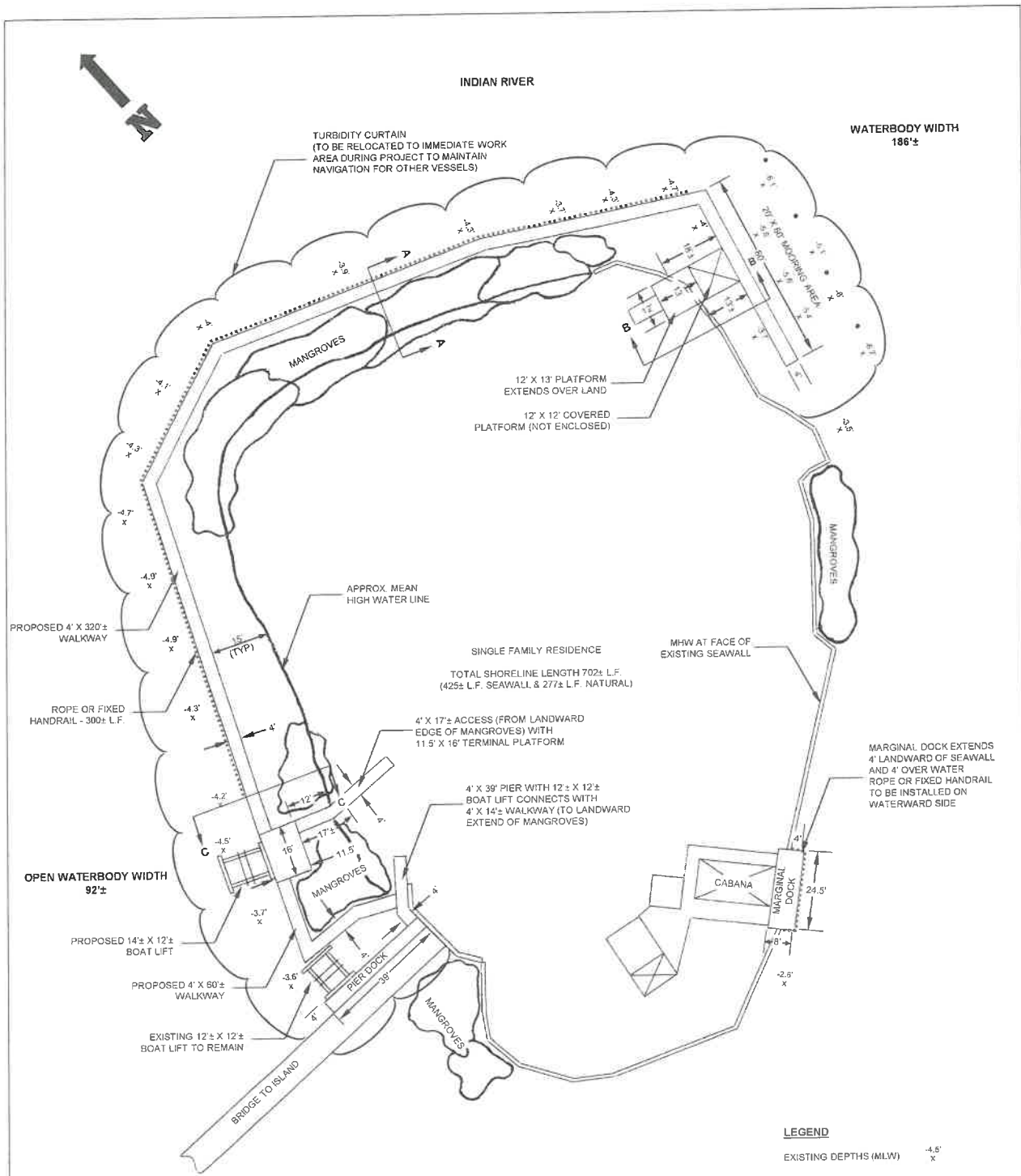
JULY 2023

SHEET 3 of 8



- NOTES:**
- ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
 - BOUNDARY INFORMATION PROVIDED BY SURVEY FROM STEPHEN J. BROWN, INC. DATED 5/16/23
 - RESOURCE SURVEY PERFORMED ON 6/8/23 - NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
 - EXISTING DOCKS WATERWARD OF MEAN HIGH WATER TOTAL 486± SQ. FT. (DOES NOT INCLUDE BRIDGE)
 - SHORELINE VEGETATION IDENTIFIED AS SEASIDE MAHO (LANDWARD OF MHW) NOT SHOWN ON PLAN VIEW - LOCATIONS OF SEASIDE MAHO IDENTIFIED IN RESOURCE SURVEY REPORT

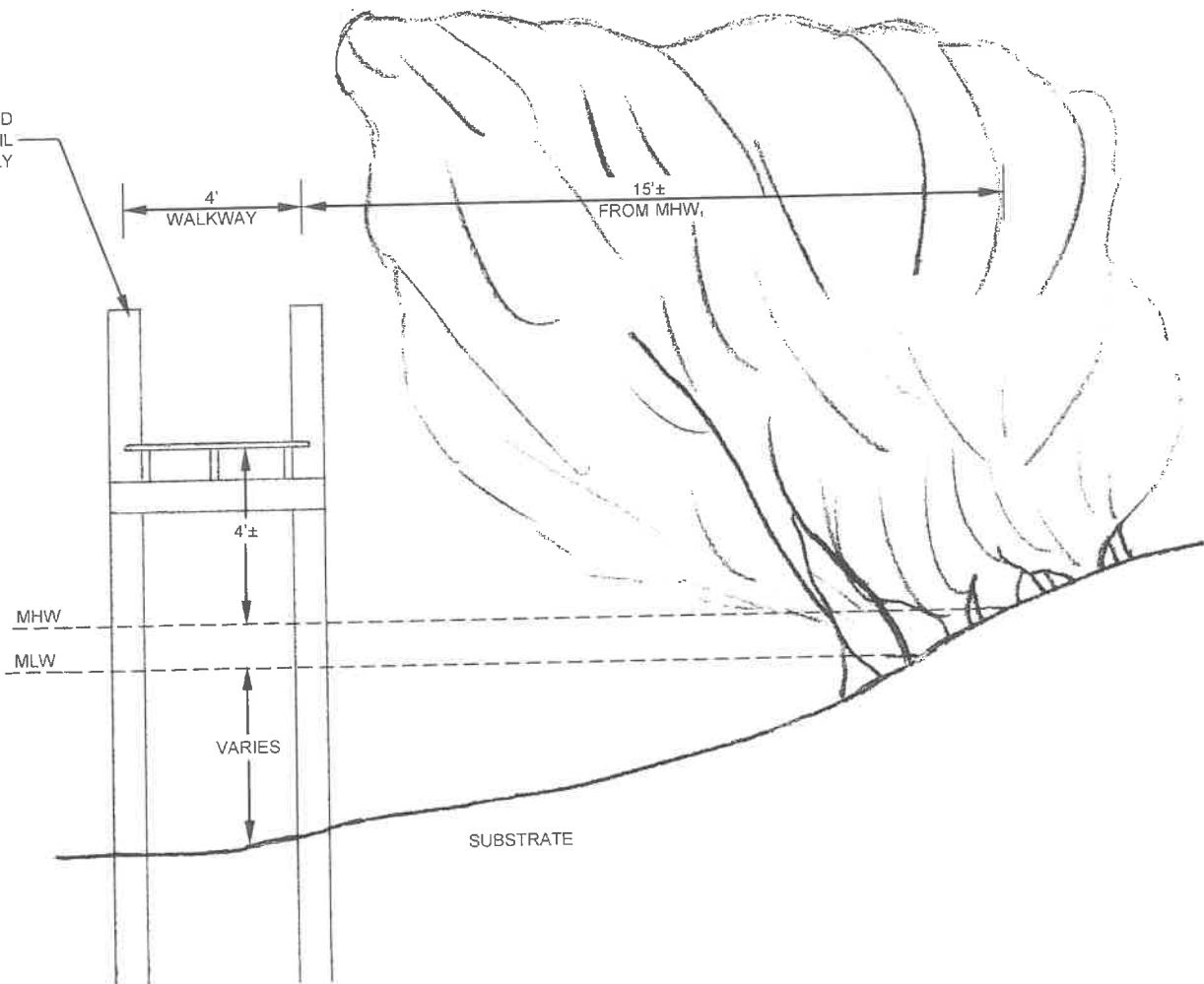
<p>D&S Environmental Services, Inc. 1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953 Phone: 772-215-3997 Fax: 772-879-4520 www.dsenvironmentalservices.com</p>	EXISTING PLAN VIEW Darryl Pittman 142 S Sewall's Point Road Stuart, Florida PCN# 13-38-41-001-000-00010-4			
	SCALE 1" = 30'		JULY 2023	SHEET 4 OF 8



- NOTES:**
- ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
 - BOUNDARY INFORMATION PROVIDED BY SURVEY FROM STEPHEN J. BROWN, INC. DATED 5/16/23
 - RESOURCE SURVEY PERFORMED ON 6/8/23 - NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
 - PROPOSED WORK IS TO REPLACE THE EXISTING 4' X 39' PIER DOCK WITH 4' X 14'± WALKWAY IN THE SAME LOCATION. CONSTRUCT A 4' X 80'± WALKWAY CONNECTING THE EXISTING PIER WITH THE EXISTING DOCK. REPLACE THE EXISTING 4' X 17'± ACCESS IN THE SAME LOCATION. CONSTRUCT A 18' X 11.5' PLATFORM, INSTALL A BOAT LIFT. CONSTRUCT A 4' X 320'± WALKWAY TO CONNECT TO A 4' X 80' PLATFORM WITH MOORING PILES, AND CONSTRUCT A 12' X 12' COVERED PLATFORM (NOT ENCLOSED) CONNECTED TO A 12' X 13' PLATFORM (APPROX. 42 SQ. FT. OF WHICH EXTENDS OVER WATER)
 - EXISTING MARGINAL DOCK TO REMAIN (ROPE OR FIXED HAND RAILS TO BE INSTALLED TO PREVENT MOORING)
 - PROPOSED NEW DOCK STRUCTURES TOTAL 2,410 SQ. FT. (INCLUDES MARGINAL DOCK - NO REPLACEMENT PROPOSED)
 - DOCK STRUCTURES TOTAL 2,042 SQ. FT. - DOCK STRUCTURE PROPOSED TO BE REPLACED IN SAME LOCATION AND CONFIGURATION TOTALS 388 SQ. FT.
 - ALL DOCK PILING TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE
 - DOCK PILES 8"Ø (127 PILING), BOAT LIFT PILES 10"Ø (4 PILING), MOORING PILES 12"Ø (4 PILING) - PILE SPACING 10' O.C. FOR DOCK STRUCTURES
 - DOCK WALKWAY LOCATED TO AVOID MANGROVE IMPACTS (SOME MINOR LATERAL TRIMMING NECESSARY)
 - ROPE OR FIXED HANDRAIL TO BE INSTALLED ON WATERWARD SIDE OF 300'± L.F. OF DOCK ACCESS (LOCATION SHOWN)
 - SHORELINE VEGETATION IDENTIFIED AS SEASIDE MAHO (LANDWARD OF MHW) NOT SHOWN ON PLAN VIEW - LOCATIONS OF SEASIDE MAHO IDENTIFIED IN RESOURCE SURVEY REPORT

<p>D&S Environmental Services, Inc. 1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953 Phone: 772-215-3997 Fax: 772-879-4520 www.dsenvironmentalservices.com</p>	PROPOSED PLAN VIEW		
	<p>Darryl Pittman 142 S Sewall's Point Road Stuart, Florida PCN# 13-38-41-001-000-00010-4</p>		
SCALE	1" = 30'	JULY 2023	SHEET 5 OF 8

ROPE OR FIXED
HAND RAIL
THIS SIDE ONLY



NOTES:

1. ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
2. RESOURCE SURVEY PERFORMED ON 6/8/23 - NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
3. DOCK WALKWAY LOCATED TO AVOID MANGROVE IMPACTS (SOME MINOR LATERAL TRIMMING NECESSARY - DIAMETER 1" OR LESS TYP.)
4. ALL DOCK PILINGS TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE
5. ROPE OR FIXED HANDRAIL TO BE INSTALLED ON WATERWARD SIDE OF 300± L.F. OF DOCK WALKWAY (LOCATION SHOWN ON SHEET 5)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

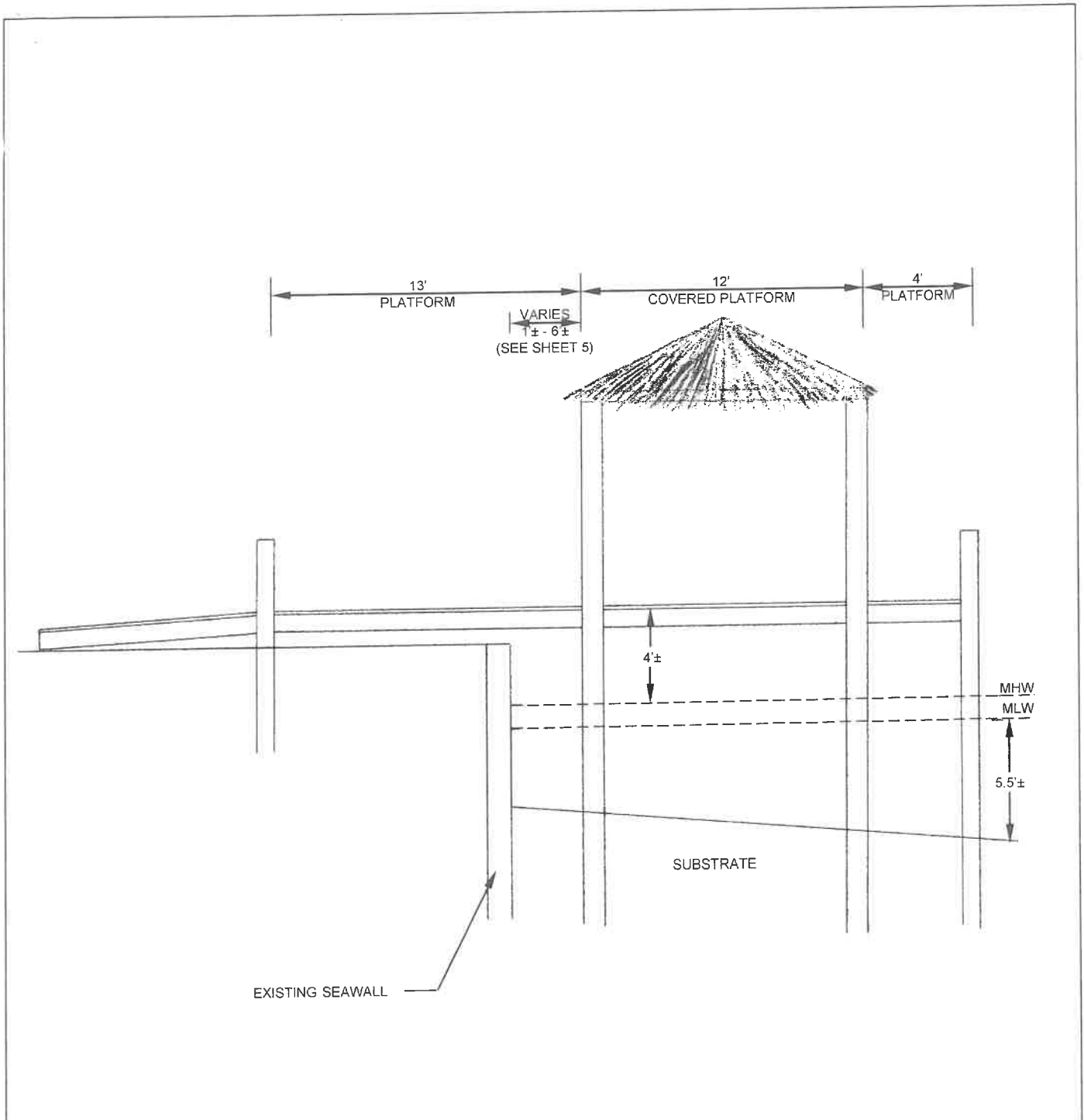
Typical Cross Section View A-A

Daryl Pittman
142 S Sewall's Point Road
Sewall's Point, Florida
PCN# 13-38-41-001-000-00010-4

SCALE: 1" = 4'

JULY 2023

SHEET 6 of 8



NOTES:

1. ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
2. RESOURCE SURVEY PERFORMED ON 6/8/23 – NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
3. 13' PLATFORM EXTENDS LANDWARD OF SEAWALL – SEE SHEET 5 FOR DISTANCES WATERWARD OF THE EXISTING SEAWALL
4. 12' COVERED PLATFORM NOT ENCLOSED
5. ALL DOCK PILINGS TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
 www.dlsevenvironmentalservices.com

Cross Section View B-B

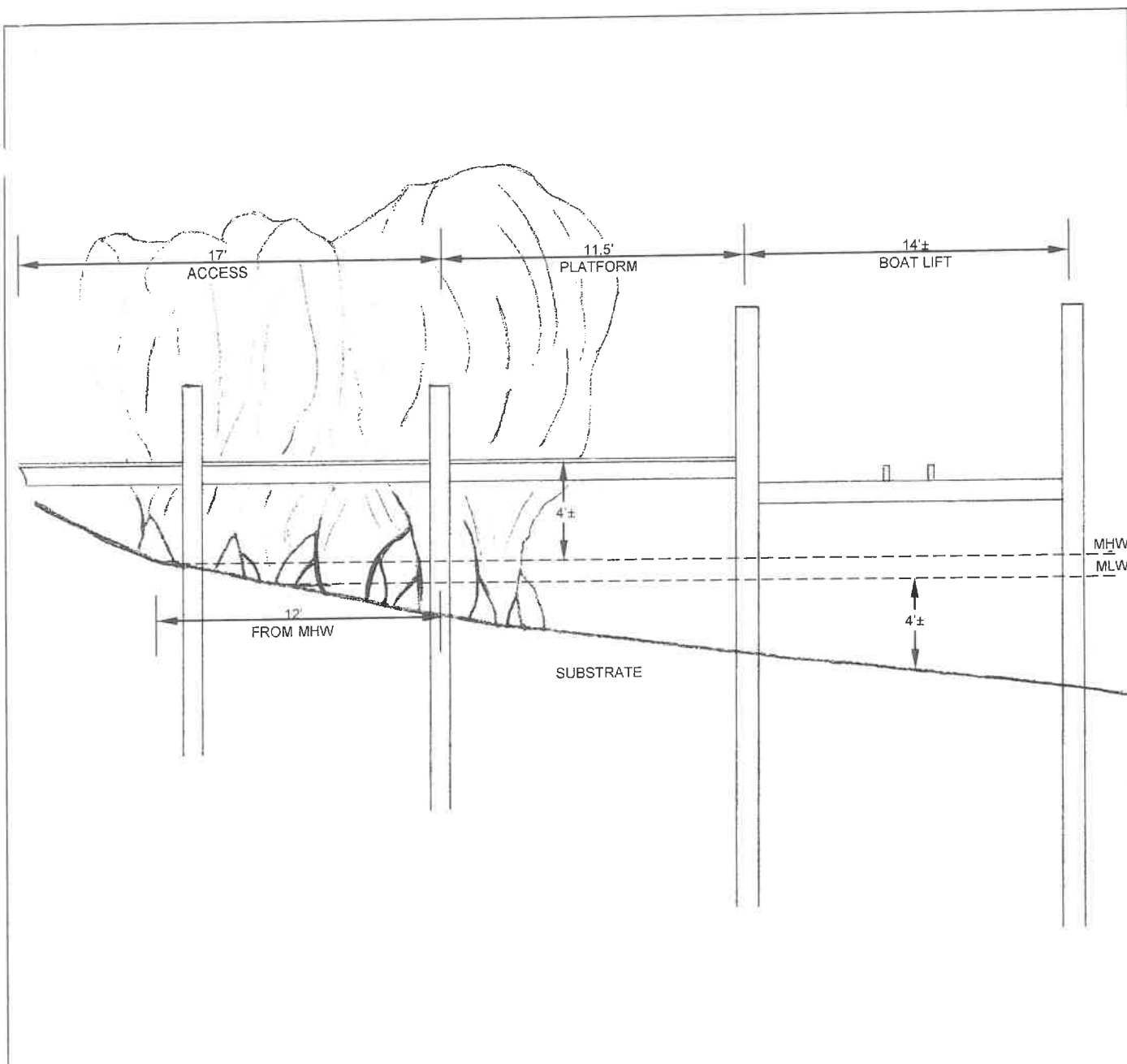
Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:

1" = 6'


JULY 2023

SHEET 7 of 8



NOTES:

1. ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
2. RESOURCE SURVEY PERFORMED ON 6/8/23 – NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
3. DOCK ACCESS TO BE REPLACED IN THE SAME LOCATION AND CONFIGURATION
4. NO MANGROVES PRESENT WITHIN THE FOOTPRINT OF THE EXISTING DOCK ACCESS
5. ALL DOCK PILINGS TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE
6. PROPOSED DOCK WITH BOAT LIFT EXTENDS A TOTAL OF 20'± INTO THE OPEN WATERBODY WIDTH (SEE EXHIBIT I FOR OPEN WATERBODY WIDTH)

 Environmental Services, Inc. 1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953 Phone: 772-215-3997 Fax: 772-879-4520 www.dlsevenvironmentalservices.com	Cross Section View C-C		
	Daryl Pittman 142 S Sewall's Point Road Sewall's Point, Florida PCN# 13-38-41-001-000-00010-4		
SCALE: 1" = 6'		JULY 2023	SHEET 8 of 8



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
400 HIGH POINT DRIVE, SUITE 600
COCOA, FLORIDA 32926-6630

November 2, 2023

REPLY TO
ATTENTION OF

South Atlantic Division
Jacksonville District
North Permits Branch
Cocoa Section
SAJ-2007-01040 (GP-JAZ)

Mr. Daryl Pittman
142 S. Sewall's Point Rd.
Stuart, FL 34996
Emailed to: daryl@crowbuilders.com

Dear Mr. Pittman,

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit. Your application was assigned file number SAJ-2007-01040. A review of the information and drawings provided indicates that the proposed work is to install a marginal dock with a boat lift. The proposed construction includes:

- 1) Remove existing structures, as needed
- 2) Install a 2508 sq. ft. dock including:
 - a. 4 ft. x 14 ft. pier
 - b. 4 ft. x 60 ft. pier
 - c. 4 ft. x 320 ft. pier
 - d. 4 ft. x 60 ft. pier
 - e. 8 ft. x 24.5 ft. marginal platform
 - f. 11.5 ft. x 16 ft. uncovered platform
 - g. 12 ft. x 26 ft. covered & uncovered platform
 - h. 14 ft. x 12 ft. boat lift
 - i. Install four (4) 12-inch mooring piles, four (4) 10-inch piles, and one hundred twenty-seven (127) 8-inch piles by jetting

The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located on the Indian River Lagoon, within the South sublagoon at 142 South Sewall's

Point Road, in Section 12, Township 38 South, Range 41 East, Stuart, Martin County, Florida. Latitude 27.185375° Longitude: -80.189257°.

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** Please access the Corps' Jacksonville District Regulatory Division Source Book webpage to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there select "Source Book"; and, then select "General Permits." Then you will need to select the specific SAJ permit noted above.

General Conditions (33 CFR PART 320-330):

1. The time limit for completing the authorized work ends of **March 28, 2028.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

- a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2007-01040 (GP-JAZ), on all submittals.

2. **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form, provided as an attachment to this permit.

3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps. The Self-Certification form is provided as an attachment to this permit.

4. Cultural Resources/Historic Properties:

- a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.
- b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate

with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.

- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

5. **Turbidity Barriers:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend to within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

6. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

7. **Protected Species – West Indian Manatee:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011". The most recent version of the Manatee Conditions must be utilized. The conditions are provided as an attachment to this permit.

8. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

9. **Regulatory Agency Changes:** Should any other regulatory agency require changes to the work authorized or obligated by this permit, the Permittee is advised that a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Cocoa Regulatory Office.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program. This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. Should you have any questions related to this RGP verification or have issues accessing the documents reference in this letter, please contact Jacob Zehnder at the letterhead address, by telephone at 321-504-3771 ext.0017, or by email at jacob.a.zehnder@usace.army.mil.

Sincerely,

ZEHNDER.JACOB.ALE
XANDER.1607791640

Digitally signed by
ZEHNDER.JACOB.ALEXANDER.160
7791640
Date: 2023.11.02 12:00:18 -04'00'

Jacob A. Zehnder
Project Manager, Cocoa Section

Enclosures:
Commencement Notification
Self-Certification of Compliance
Permit Transfer Request
Regulations for Approaching Right Whales
Manatee Conditions
Project designs

CC: Danna Small (DLS Environmental Services Inc.)

COMMENCEMENT
NOTIFICATION

*Within 10 days of initiating the authorized work, submit this form via electronic mail to: saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL32232-0019.*

1. **Department of the Army Permit Number:** SAJ-2007-01040 (GP-JAZ)

2. **Permittee Information:**

Name: _____

Email: _____

Address: _____

Phone: _____

3. **Construction Start Date:** _____

4. **Contact to Schedule Inspection:**

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Permit Number: GP-20
Application Number: SAJ-2007-01040

Permittee's Name & Address (please print or type): _____

Telephone Number: _____

Location of the Work: _____

Date Work Started: _____ Date Work Completed: _____

Description of the Work (e.g., bank stabilization, residential or commercial filling, docks, dredging, etc.): _____

Acreage or Square Feet of Impacts to Waters of the United States:

Describe Mitigation completed (if applicable): _____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

I certify that all work, and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

Date

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

PERMIT NUMBER: SAJ-2007-01040 (GP-JAZ)

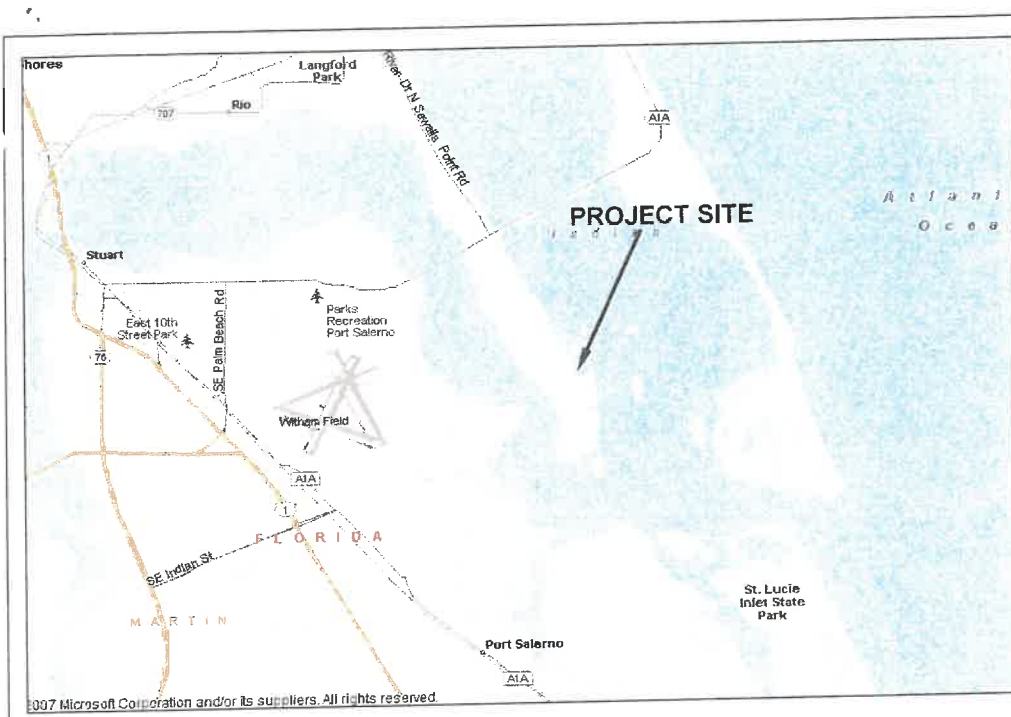
When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or by electronic mail at saj-rd-enforcement@usace.army.mil.

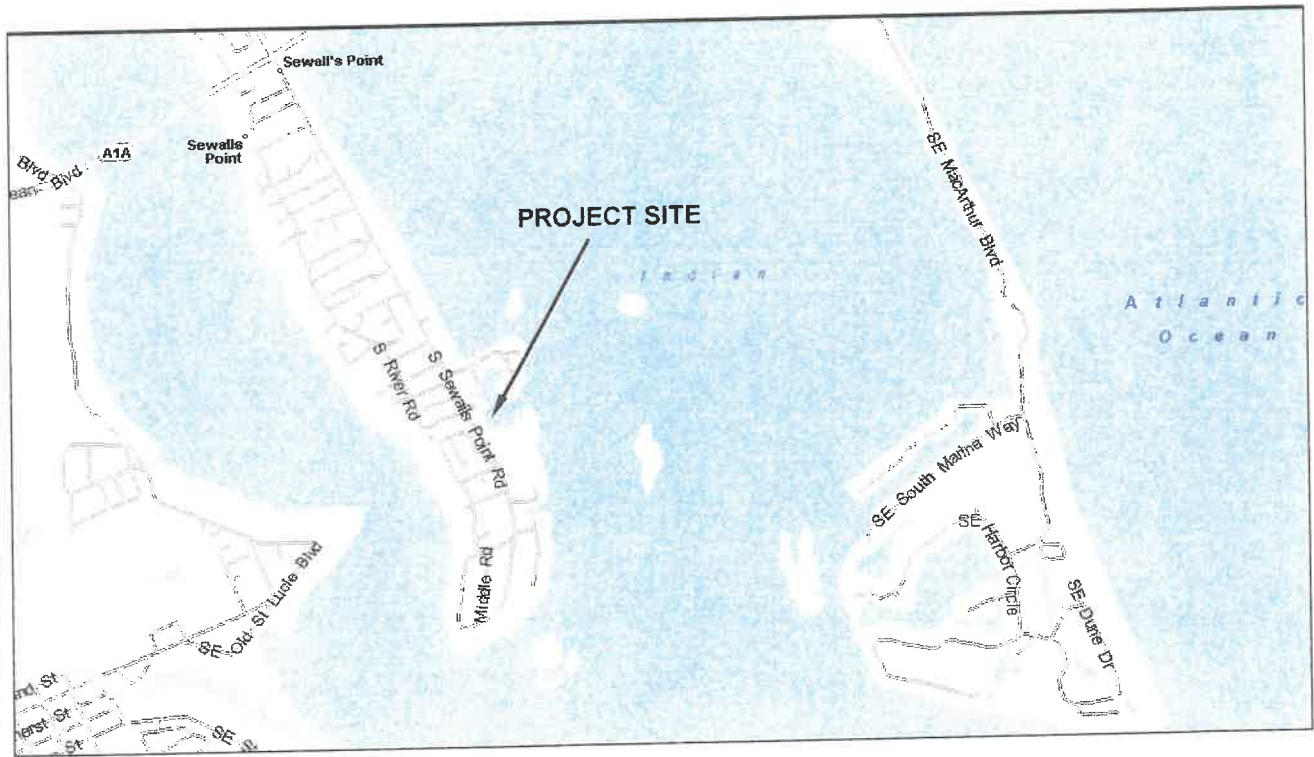
_____	_____	
(TRANSFEEE-SIGNATURE)	(SUBDIVISION)	
_____	_____	_____
(DATE)	(LOT)	(BLOCK)
_____	_____	
(NAME-PRINTED)	(STREET ADDRESS)	

(MAILING ADDRESS)		

(CITY, STATE, ZIP CODE)		



MARTIN COUNTY



SECTION 13, TOWNSHIP 38 SOUTH, RANGE 41 EAST

DS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dsenvironmentalservices.com

Location Map

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:

N.T.S.

JULY 2023

SHEET 1 of 8



DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Vicinity Map

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:	N.T.S.	JULY 2023	SHEET 2 of 8
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NOTES:

1. RESOURCE SURVEY PERFORMED ON 6/8/23 BY DLS ENVIRONMENTAL SERVICES – SEE SURVEY REPORT FOR DETAILS

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
 www.dlsevenvironmentalservices.com

2023 Aerial with Proposed Dock

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE:

N.T.S.

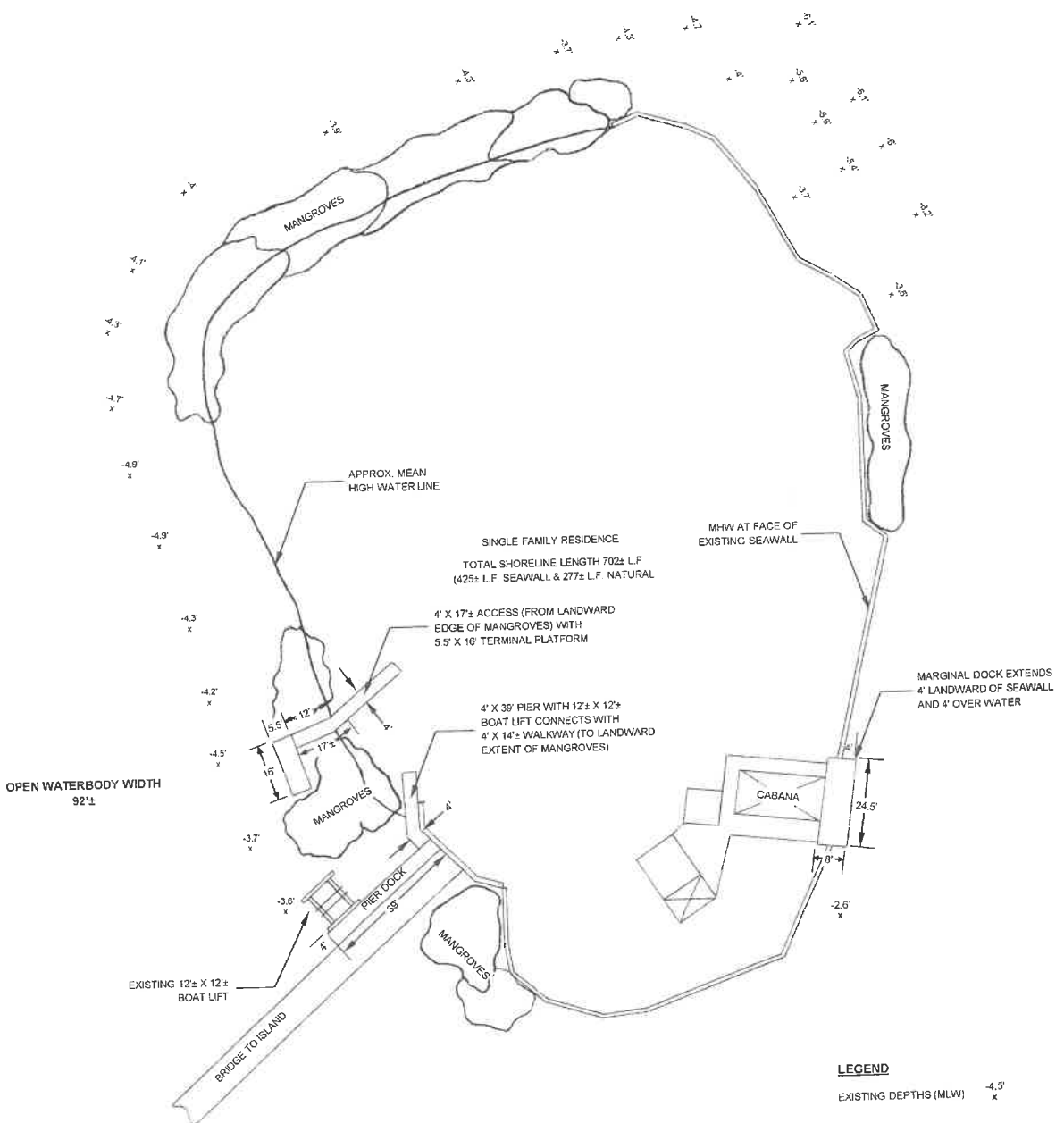
JULY 2023

SHEET 3 of 8



INDIAN RIVER

OPEN WATERBODY WIDTH
186±



OPEN WATERBODY WIDTH
92±

LEGEND
EXISTING DEPTHS (MLW) -4.5'
x

- NOTES:**
- ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
 - BOUNDARY INFORMATION PROVIDED BY SURVEY FROM STEPHEN J. BROWN, INC. DATED 5/18/23
 - RESOURCE SURVEY PERFORMED ON 8/8/23 - NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
 - EXISTING DOCK'S WATERWARD OF MEAN HIGH WATER TOTAL 486± SQ. FT. (DOES NOT INCLUDE BRIDGE)
 - SHORELINE VEGETATION IDENTIFIED AS SEASIDE MAHO (LANDWARD OF MHW) NOT SHOWN ON PLAN VIEW - LOCATIONS OF SEASIDE MAHO IDENTIFIED IN RESOURCE SURVEY REPORT

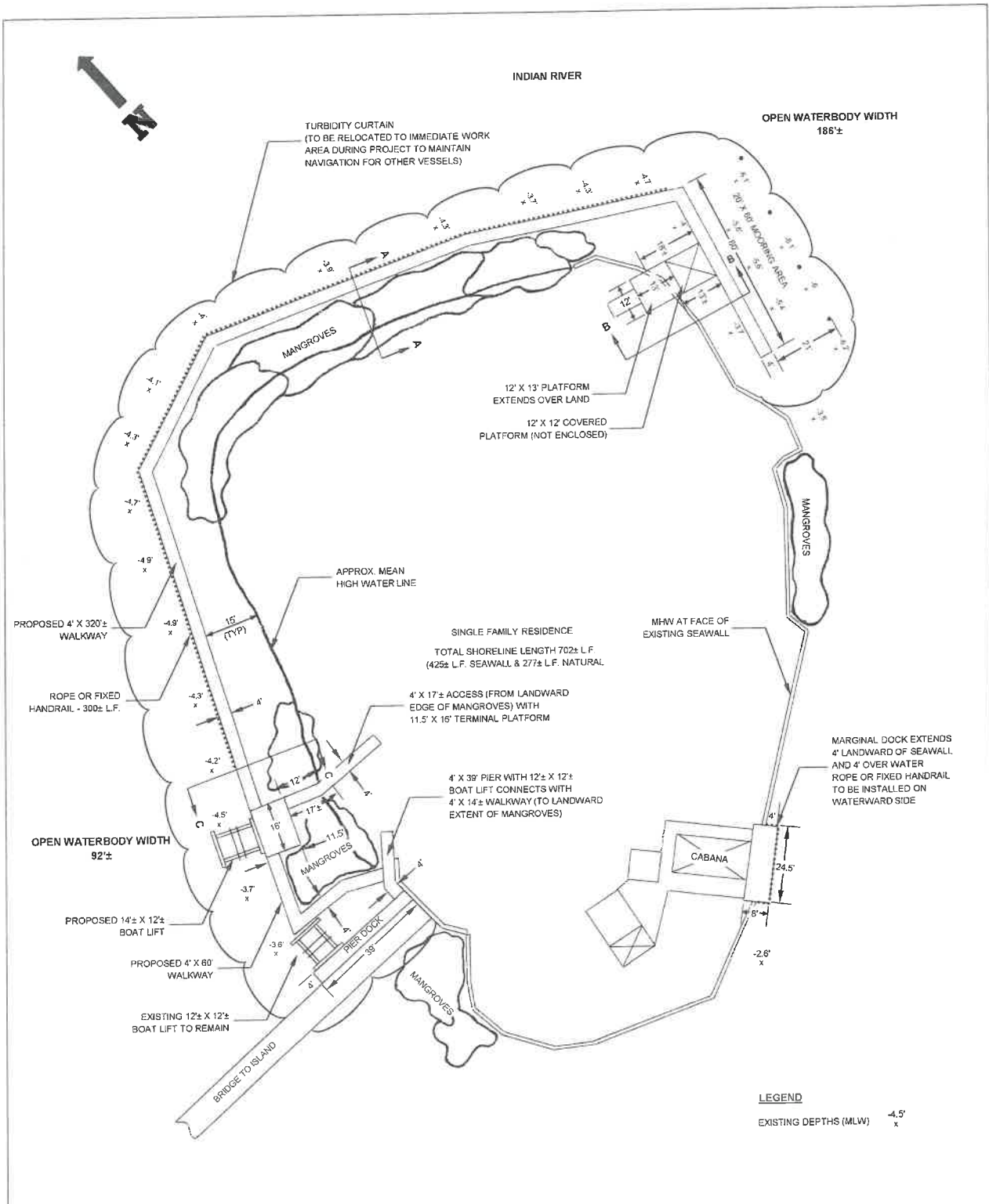
DS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dsenvironmentalservices.com

EXISTING PLAN VIEW
Darryl Pittman
142 S Sewall's Point Road
Stuart, Florida
PCN# 13-38-41-001-000-00010-4

SCALE
1" = 30'

JULY 2023

SHEET 4 OF 8

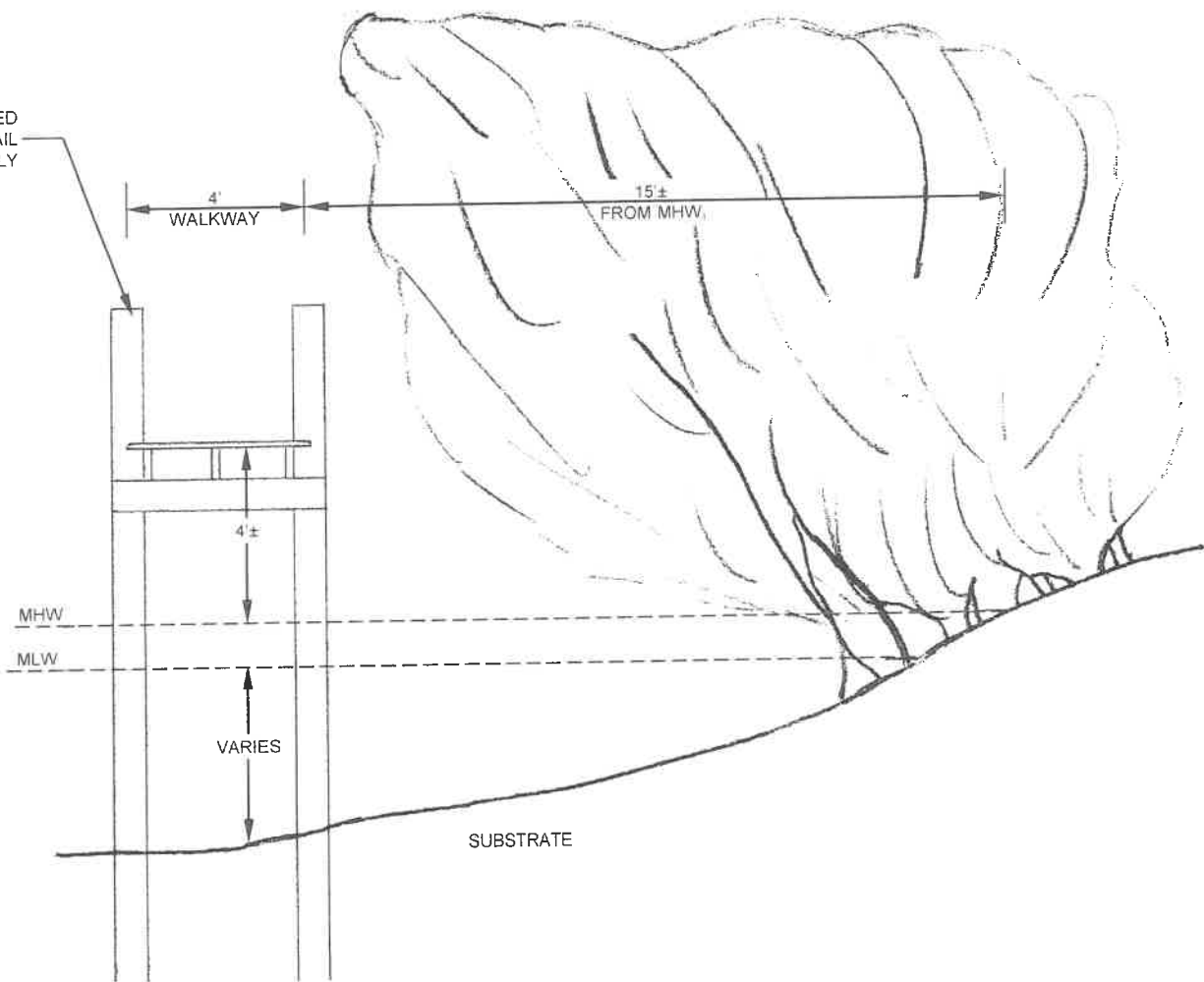


LEGEND
 EXISTING DEPTHS (MLW) -4.5'
 x

- NOTES:**
- ELEVATION DATUM IS MLW
 MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
 - BOUNDARY INFORMATION PROVIDED BY SURVEY FROM STEPHEN J. BROWN, INC. DATED 5/18/23
 - RESOURCE SURVEY PERFORMED ON 6/8/23 - NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
 - PROPOSED WORK IS TO REPLACE THE EXISTING 4' X 39' PIER WITH 4' X 14' WALKWAY IN SAME LOCATION, CONSTRUCT A 4' X 60' WALKWAY CONNECTING THE EXISTING PIER WITH THE EXISTING DOCK. REPLACE THE EXISTING 4' X 17' ACCESS IN THE SAME LOCATION, CONSTRUCT A 16' X 11.5' PLATFORM, INSTALL A BOAT LIFT, CONSTRUCT A 4' X 320' WALKWAY TO CONNECT TO A 4' X 60' PLATFORM WITH MOORING PILES, AND CONSTRUCT A 12' X 12' COVERED PLATFORM (NOT ENCLOSED) CONNECTED TO A 12' X 13' PLATFORM (APPROX. 42 SQ. FT. OF WHICH EXTENDS OVER WATER)
 - EXISTING MARGINAL DOCK TO REMAIN (ROPE OR FIXED HANDRAILS TO BE INSTALLED TO PREVENT MOORING)
 - PROPOSED NEW DOCK STRUCTURES TOTAL 2,508 SQ. FT. (INCLUDES MARGINAL DOCK - NO REPLACEMENT PROPOSED)
 - DOCK STRUCTURES TOTAL 2,042 SQ. FT. - DOCK STRUCTURE PROPOSED TO BE REPLACED IN SAME LOCATION AND CONFIGURATION TOTALS 388 SQ. FT.
 - ALL DOCK PILING TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING SYNTHETIC MATERIAL
 1' ABOVE MHW TO 1' BELOW SUBSTRATE
 - DOCK PILES 8"Ø PILES (127 PILING), BOAT LIFT PILES 10"Ø (4 PILING), MOORING PILES 12"Ø (4 PILING) - PILE SPACING 10' O.C. FOR DOCK STRUCTURES
 - DOCK WALKWAY LOCATED TO AVOID MANGROVE IMPACTS (SOME MINOR LATERAL TRIMMING NECESSARY)
 - ROPE OR FIXED HANDRAIL TO BE INSTALLED ON WATERWARD SIDE OF 300± L.F. OF DOCK WALKWAY (LOCATION SHOWN)
 - SHORELINE VEGETATION IDENTIFIED AS SEASIDE MAHO (LANDWARD OF MHW) NOT SHOWN ON PLAN VIEW - LOCATIONS OF SEASIDE MAHO IDENTIFIED IN RESOURCE SURVEY REPORT

<p>D&S Environmental Services, Inc. 1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953 Phone: 772-215-3997 Fax: 772-879-4520 www.disenvironmentalservices.com</p>	PROPOSED PLAN VIEW Darryl Pittman 142 S Sewall's Point Road Stuart, Florida PCN# 13-38-41-001-000-00010-4		
	SCALE 1" = 30'	JULY 2023	SHEET 5 OF 8

ROPE OR FIXED
HAND RAIL
THIS SIDE ONLY



NOTES:

1. ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
2. RESOURCE SURVEY PERFORMED ON 6/8/23 - NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
3. DOCK WALKWAY LOCATED TO AVOID MANGROVE IMPACTS (SOME MINOR LATERAL TRIMMING NECESSARY - DIAMETER 1" OR LESS TYP.)
4. ALL DOCK PILINGS TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE
5. ROPE OR FIXED HANDRAIL TO BE INSTALLED ON WATERWARD SIDE OF 300± L.F. OF DOCK WALKWAY (LOCATION SHOWN ON SHEET 5)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Typical Cross Section View A-A

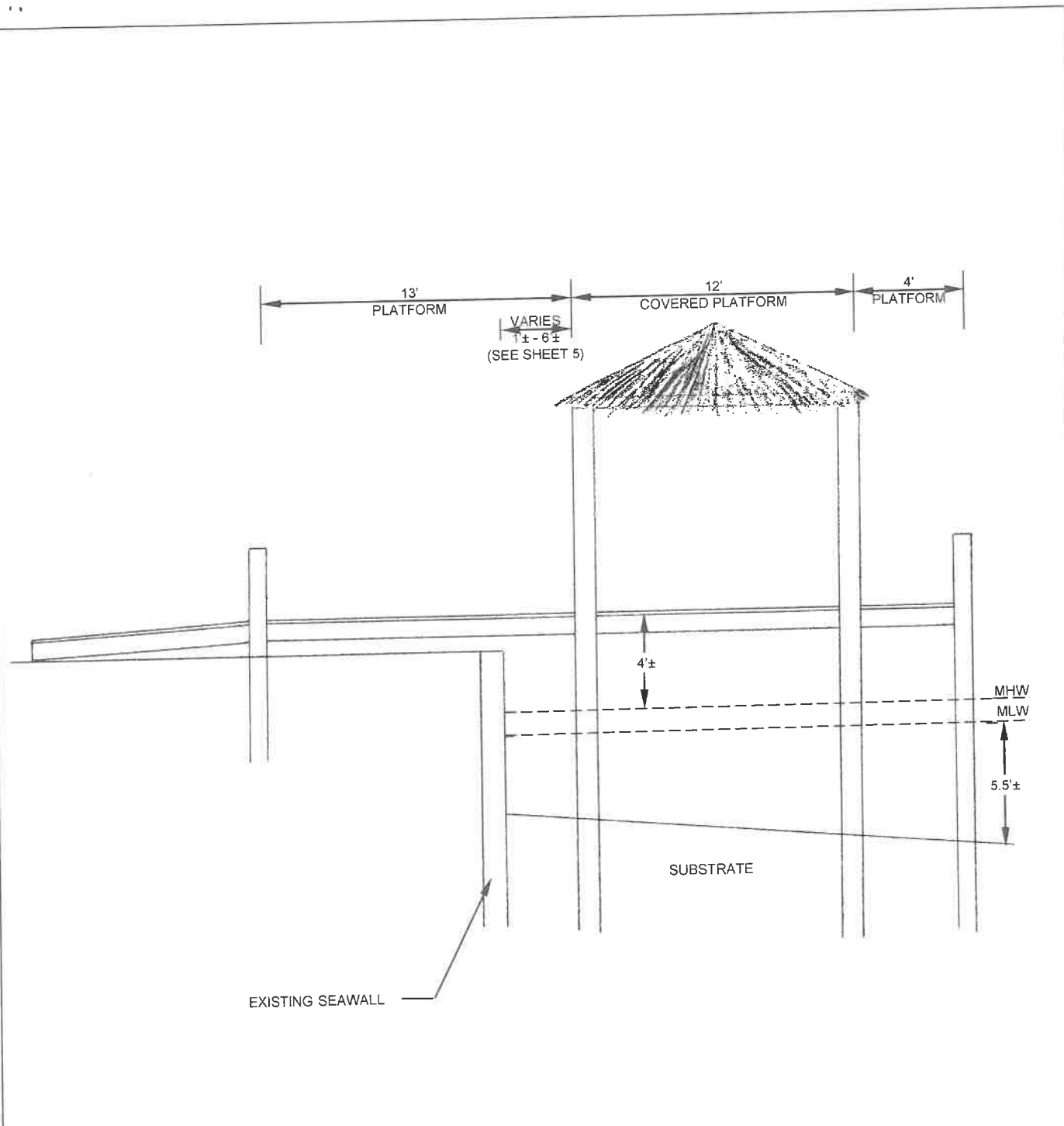
Daryl Pittman
142 S Sewall's Point Road
Sewall's Point, Florida
PCN# 13-38-41-001-000-00010-4

SCALE:

1" = 4'

JULY 2023

SHEET 6 of 8



NOTES:

1. ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
2. RESOURCE SURVEY PERFORMED ON 6/8/23 – NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
3. 13' PLATFORM EXTENDS LANDWARD OF SEAWALL – SEE SHEET 5 FOR DISTANCES WATERWARD OF THE EXISTING SEAWALL
4. 12' COVERED PLATFORM NOT ENCLOSED
5. ALL DOCK PILINGS TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

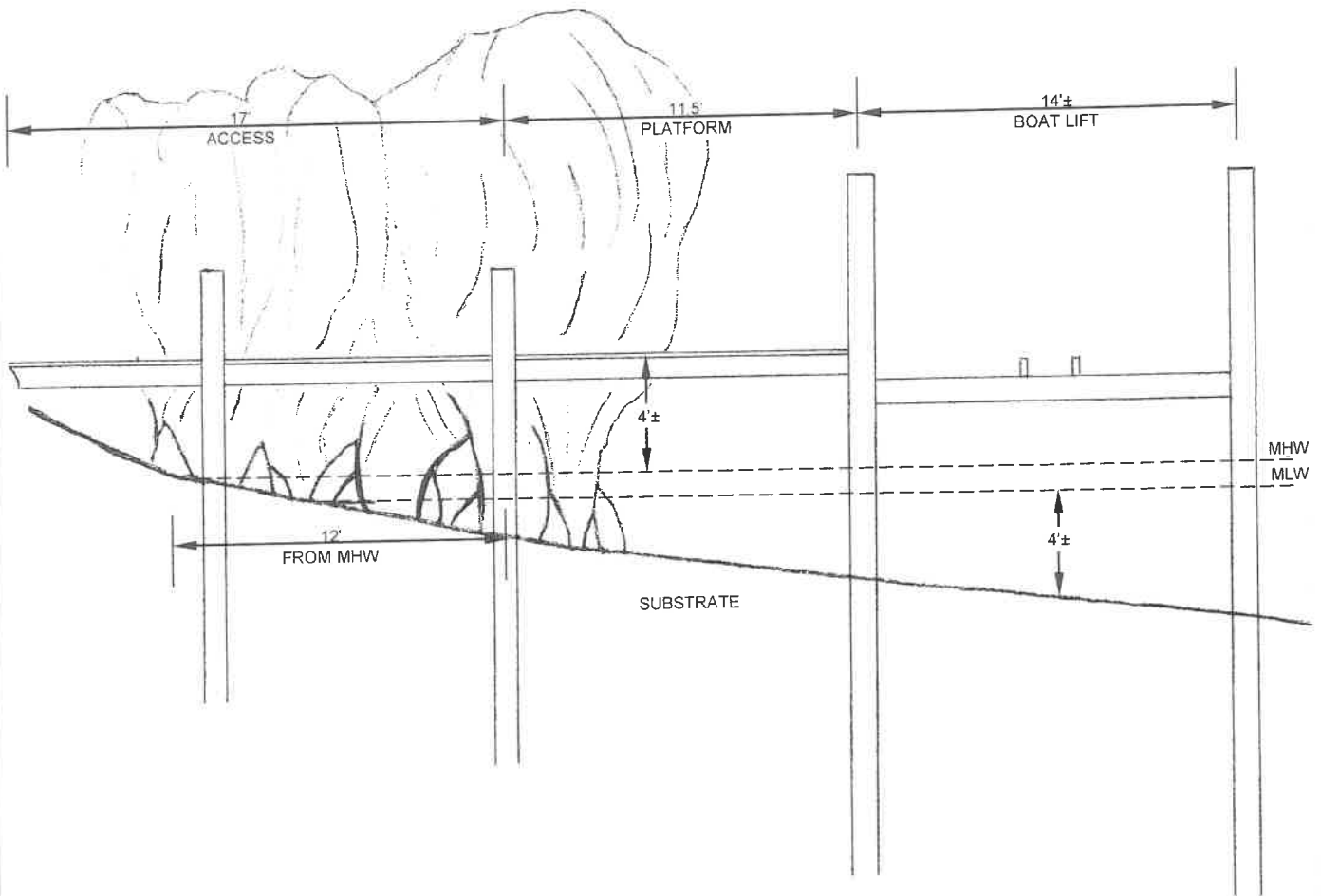
Cross Section View B-B

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE: 1" = 6'

JULY 2023

SHEET 7 of 8



NOTES:

1. ELEVATION DATUM IS MLW
MLW = -1.50 NAVD 88 MHW = -0.57 NAVD 88
2. RESOURCE SURVEY PERFORMED ON 6/8/23 – NO SUBMERGED RESOURCES IN PROJECT AREA (SEE REPORT FOR DETAILS)
3. DOCK ACCESS TO BE REPLACED IN THE SAME LOCATION AND CONFIGURATION
4. NO MANGROVES PRESENT WITHIN THE FOOTPRINT OF THE EXISTING DOCK ACCESS
5. ALL DOCK PILINGS TO BE P.T. WOOD PILES WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE
6. PROPOSED DOCK WITH BOAT LIFT EXTENDS A TOTAL OF 20'± INTO THE OPEN WATERBODY WIDTH (SEE EXHIBIT I FOR OPEN WATERBODY WIDTH)

DIS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.disenvironmentalservices.com

Cross Section View C-C

Daryl Pittman
 142 S Sewall's Point Road
 Sewall's Point, Florida
 PCN# 13-38-41-001-000-00010-4

SCALE: 1" = 6'

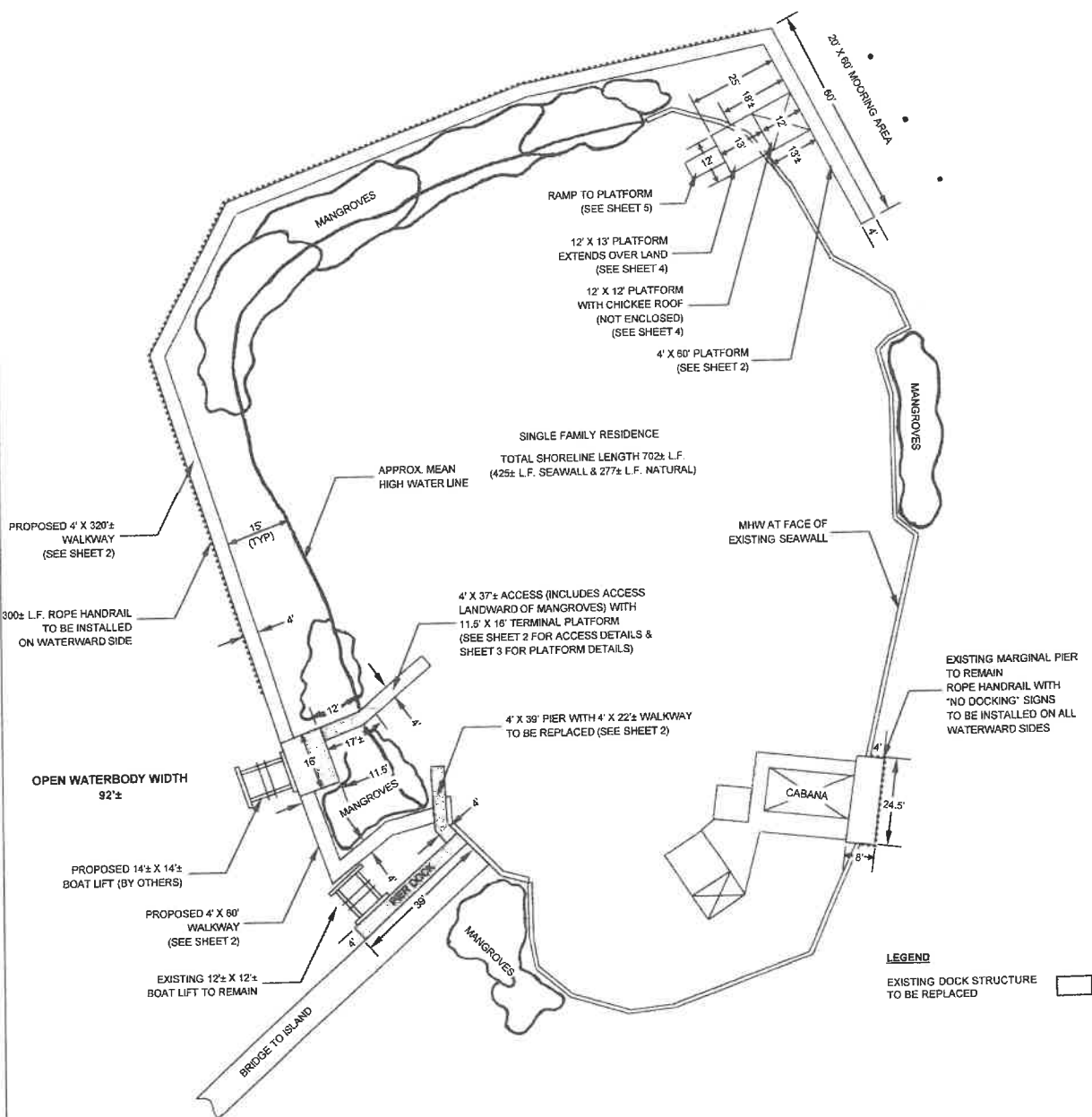
JULY 2023

SHEET 8 of 8



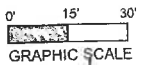
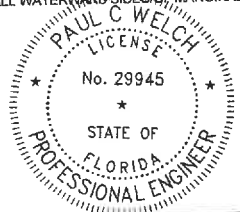
INDIAN RIVER

OPEN WATERBODY WIDTH
186'±



NOTES

- PROPOSED WORK IS TO REPLACE AND/OR RECONFIGURE THE EXISTING DOCK STRUCTURES, CONNECT DOCKS WITH A 4' WALKWAY, CONSTRUCT A 4' X 320'± WALKWAY, TO CONNECT TO A 4' X 60' PLATFORM WITH MOORING PILES, CONSTRUCT A 12' X 12' PLATFORM (NOT ENCLOSED) WITH CHICKEE ROOF (BY NATIVE AMERICANS), CONNECTED TO A 12' X 13' PLATFORM AND A 5' X 10' ACCESS (LANDWARD OF MEAN HIGH WATER), AND INSTALL A BOAT LIFT (BOAT LIFT BY OTHERS)
- NO CHANGES PROPOSED TO EXISTING MARGINAL PIER - ROPE HANDRAIL AND "NO DOCKING" SIGNS TO BE INSTALLED ON ALL WATERWARD SIDES OF MARGINAL PIER
- BOUNDARY INFORMATION PROVIDED BY SURVEY FROM STEPHEN J. BROWN, INC. DATED 5/16/23
- DESIGN LOADS TO MEET 2020 FBC - 7TH EDITION:
WIND LOAD AS PER ANS/AISC 7-16 SPEED = 170 MPH
EXPOSURE = D
IMPORTANCE FACTOR = 1.0
- CHICKEE ROOF PILES 10"Ø MARINE PILES AND PLATFORM PILES 8"Ø MARINE PILES - MIN. PENETRATION 10' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY
- ALL DOCK PILES 8"Ø MARINE PILES - MIN. PENETRATION 8' INTO RIVER BOTTOM AND 3' INTO FIRM SOIL FOR UPLANDS OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY
- MOORING PILES 10"Ø OR 12"Ø MARINE PILES - MIN. PENETRATION 10' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY
- ALL LUMBER TO BE P.T. AND ALL HARDWARE ON DECK AND BELOW TO BE GRADE 304 (OR BETTER) SS
- BOAT LIFT PILE SIZE AND PENETRATION INTO RIVER BOTTOM DETERMINED BY MANUFACTURER SPECIFICATIONS



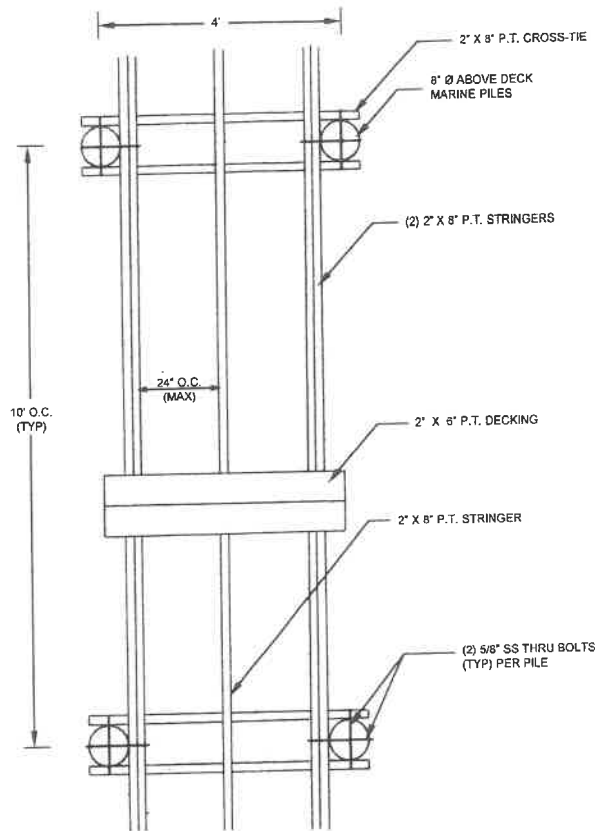
DS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997
www.dsenvironmentalservices.com

OVERALL PLAN VIEW
Darryl Pittman
142 S Sewall's Point Road
Stuart, Florida
PCN# 13-38-41-001-000-00010-4

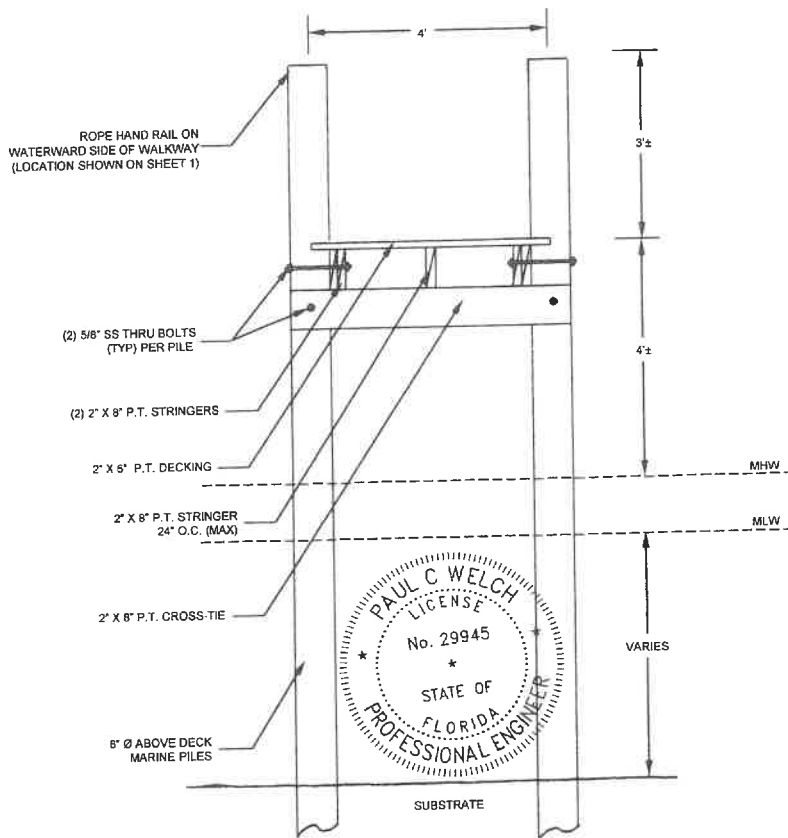
SCALE: 1" = 30'

Paul Welch, Inc.
1984 SW Biltmore Street, #114
Port St. Lucie, FL 34984
DEC 1 2 2023
Paul Welch, PE No. 29945

DEC 2023 SHEET 1 OF 5



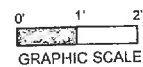
**WALKWAY & 4-FOOT PLATFORM
PLAN VIEW DETAIL**



**WALKWAY & 4-FOOT PLATFORM
CROSS SECTION VIEW DETAIL**

NOTES

- ALL DOCK PILES 8" MARINE PILES - MIN. PENETRATION 8' INTO RIVER BOTTOM AND 3' INTO FIRM SOIL FOR UPLANDS OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY
- 2" X 6" P.T. DECKING NOT ALL SHOWN FOR CLARITY
- DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3"
- ALL HARDWARE ON THE DECK AND BELOW TO BE GRADE 304 (OR BETTER) SS
- ROPE HAND RAIL (MIN. 1 1/2" DIAMETER) ALONG WATERWARD SIDE OF 300' OF WALKWAY (LOCATION OF ROPE RAIL SHOWN IN SHEET 1) SECURED WITH #16 SS RINGSHANK NAILS



DS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997
www.dsenvironmentalservices.com

WALKWAY & 4-FOOT PLATFORM DETAILS

Darryl Pittman
142 S Sewall's Point Road
Stuart, Florida
PCN# 13-38-41-001-000-00010-4

SCALE: 1" = 2'

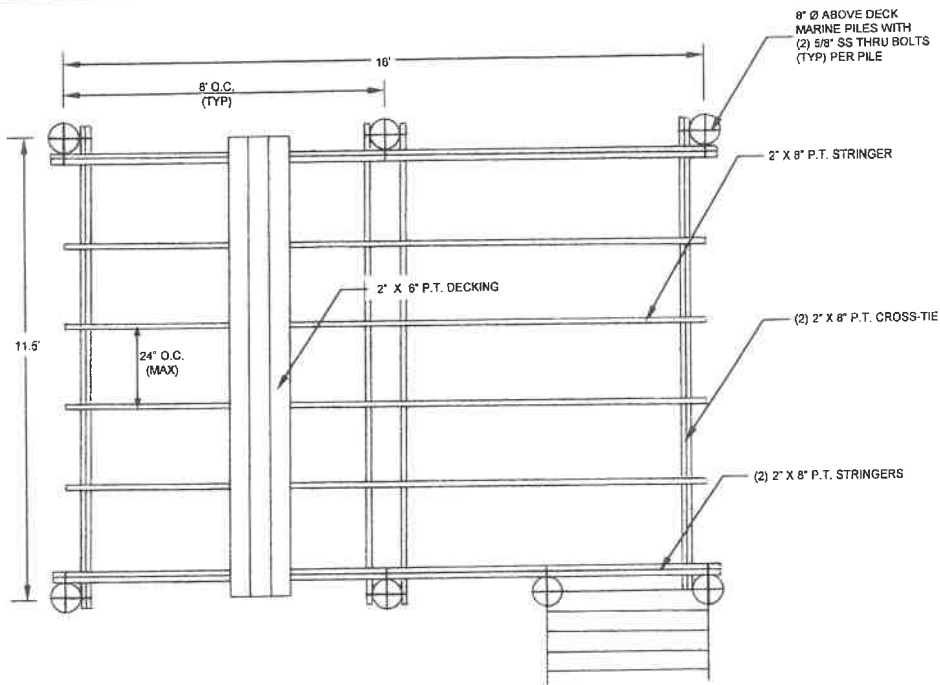
Paul Welch, Inc.
1984 SW Biltmore Street, #114
Port St. Lucie, FL 34984

DEC 1 2 2023

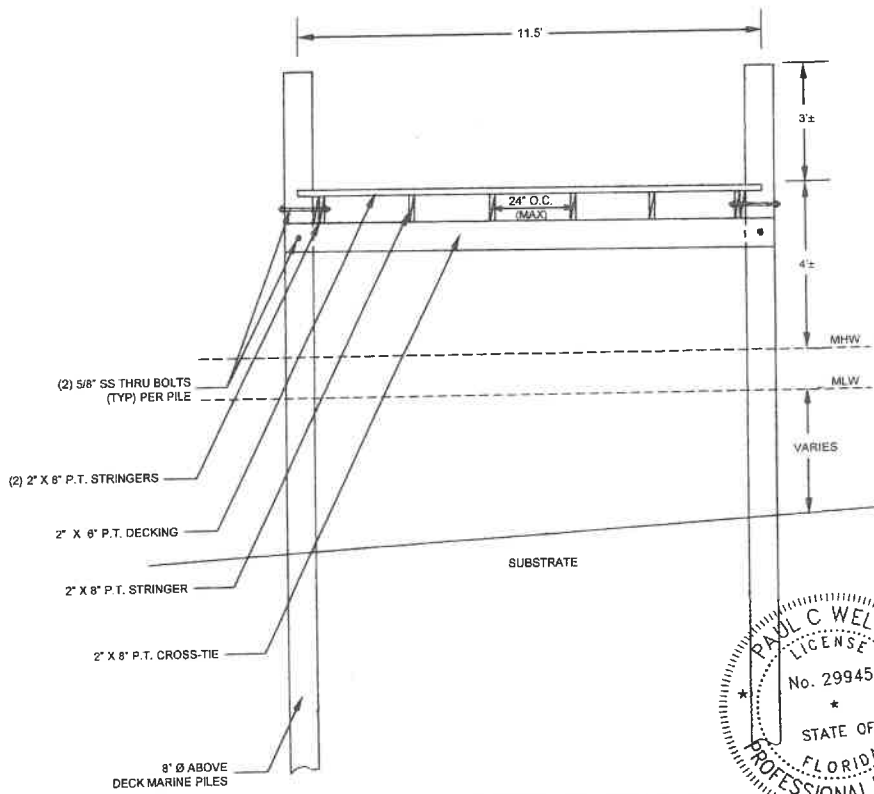
Paul Welch, PE No. 29945

DEC 2023

SHEET 2 OF 5

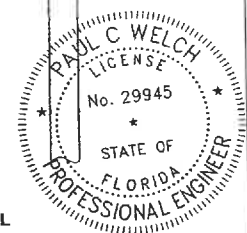
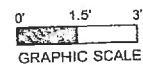


PLATFORM PLAN VIEW DETAIL

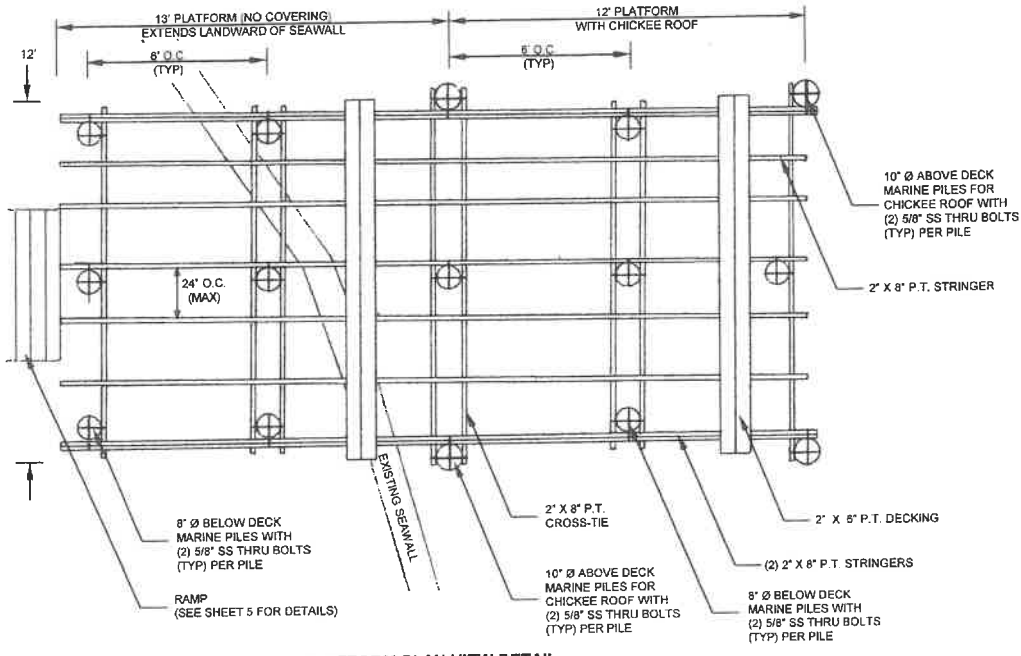


PLATFORM CROSS SECTION VIEW DETAIL

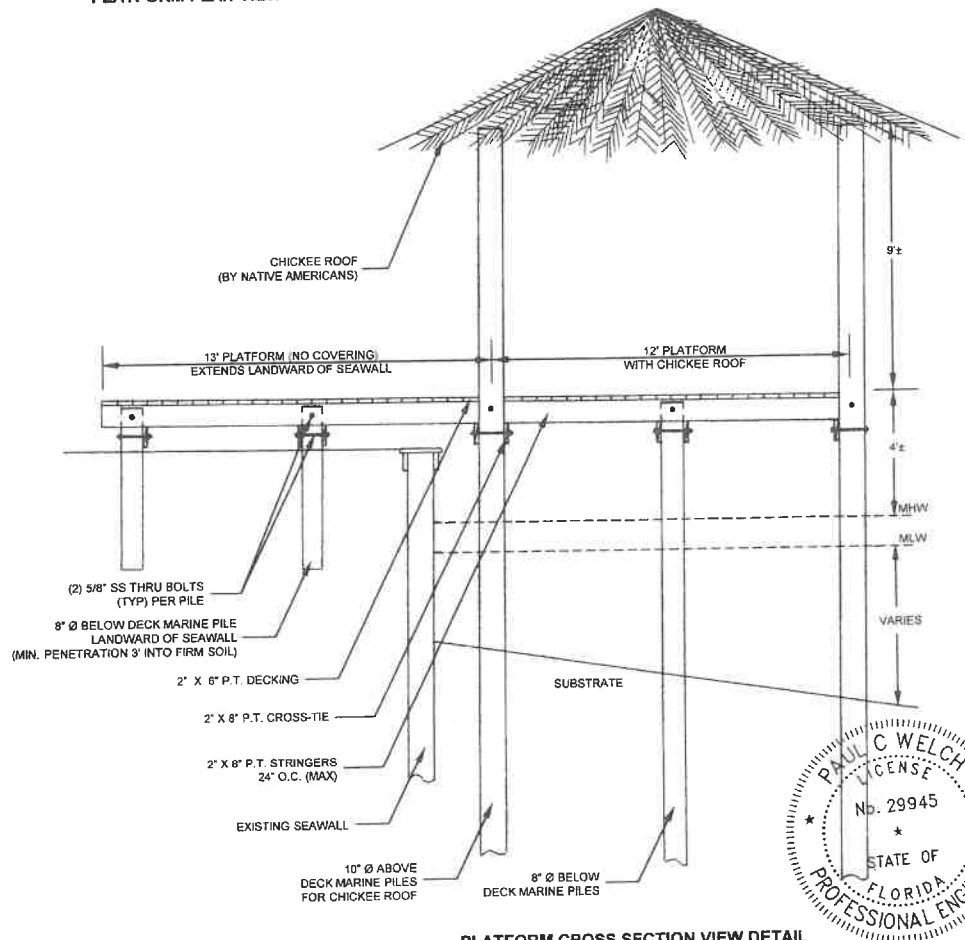
- ***NOTES***
- ALL DOCK PILES 8" Ø MARINE PILES - MIN. PENETRATION 8' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY
 - 2" X 8" P.T. DECKING NOT ALL SHOWN FOR CLARITY
 - DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3"
 - ALL HARDWARE ON THE DECK AND BELOW TO BE GRADE 304 (OR BETTER) SS



<p>1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953</p> <p>Phone: 772-215-3997 www.dsenvironmentalservices.com</p>	16-FOOT PLATFORM DETAILS		<p>Paul Welch, Inc. 1984 SW Biltmore Street, #114 Port St. Lucie, FL 34984</p> <p style="text-align: center;">DEC 1 2 2023</p> <p>Paul Welch, PE No. 29945</p>
	<p>Darryl Pittman 142 S Sewall's Point Road Stuart, Florida PCN# 13-38-41-001-000-00010-4</p>		
SCALE:	1" = 3'	DEC 2023	SHEET 3 OF 5

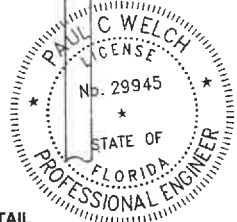
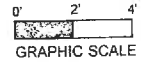


PLATFORM PLAN VIEW DETAIL

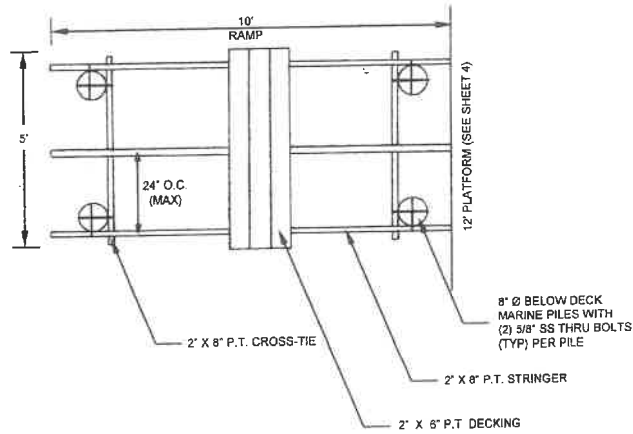


PLATFORM CROSS SECTION VIEW DETAIL

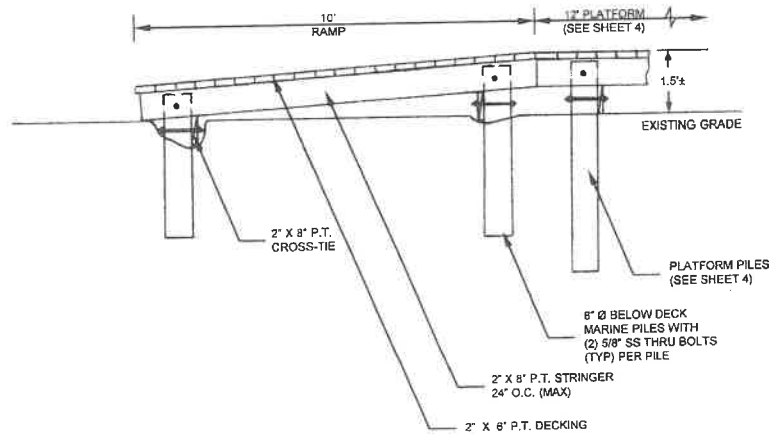
- ***NOTES***
- DOCK/DECK PILES 8"Ø MARINE PILES - MIN. PENETRATION 3' FOR PILES LANDWARD OF SEAWALL
 - CHICKEE ROOF PILES 10"Ø MARINE PILES AND PLATFORM PILES 8"Ø MARINE PILES - MIN. PENETRATION 10' INTO RIVER BOTTOM OR AS NECESSARY TO PROVIDE ADEQUATE BEARING STABILITY
 - 2" X 6" P. T. DECKING NOT ALL SHOWN FOR CLARITY
 - DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3"
 - ALL HARDWARE ON THE DECK AND BELOW TO BE GRADE 304 (OR BETTER) SS



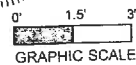
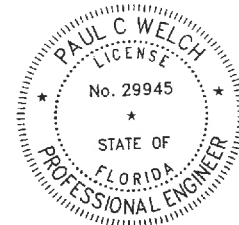
<p>DS Environmental Services, Inc. 1901 SW Yellowtail Avenue Port Saint Lucie, FL 34953 Phone: 772-215-3997 www.dsenvironmentalservices.com</p>	<p>PLATFORM DETAILS</p> <p>Darryl Pittman 142 S Sewall's Point Road Stuart, Florida PCN# 13-38-41-001-000-00010-4</p>		<p>Paul Welch, Inc. 1984 SW Biltmore Street, #114 Port St. Lucie, FL 34984 DEC 1 2 2023 Paul Welch, PE No. 29945</p>	
	<p>SCALE: 1" = 4'</p>	<p>DEC 2023</p>	<p>SHEET 4 OF 5</p>	



RAMP PLAN VIEW DETAIL



RAMP CROSS SECTION VIEW DETAIL



- ***NOTES***
- RAMP PILES 8" Ø MARINE PILES - MIN. PENETRATION 3' INTO FIRM SOIL
 - 2' X 6" P.T. DECKING NOT ALL SHOWN FOR CLARITY
 - DECKING WILL BE ATTACHED WITH #10 SS DECK SCREW X 3"
 - ALL HARDWARE ON THE DECK AND BELOW TO BE GRADE 304 (OR BETTER) SS

DS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997
www.dsenvironmentalservices.com

RAMP TO PLATFORM DETAILS

Darryl Pittman
142 S Sewall's Point Road
Stuart, Florida
PCN# 13-38-41-001-000-00010-4

SCALE
1" = 3'

Paul Welch, Inc.
1984 SW Biltmore Street, #114
Port St. Lucie, FL 34984

DEC 1 2 2023
Paul Welch, PE No. 29945

DEC 2023

SHEET 5 OF 5

DEL TORO LAW

July 11, 2024

Daryl Pittman
142 S Sewall's Point Road
Sewall's Point, FL 34996

Re: Property Owners of Record

Dear Mr. Pittman:

Per your request, I have searched for all property owners of record within three hundred (300) feet of your property located at 142 S. Sewall's Point Road, Sewall's Point, FL 34996. The results of said search is as follows:

Howard E. and Karla Preissman
30 Simara Street
Sewall's Point, FL 34996

Patrick and Sarah Foley
4 Baju Street
Sewall's Point, FL 34996

James Robert and Stacy Hope Robinson
2 Baku Street
Sewall's Point, FL 34996

Robert and Cindy M. Claus
1 Baku Street
Sewall's Point, FL 34996

Jonathon T. and Aimee-Marie Eberst
138 S. Sewall's Point Road
Sewall's Point, FL 34996

Daryl Pittman
140 S. Sewall's Point Road
Sewall's Point, FL 34996

Sylvia A. Mendoza
144 S. Sewall's Point Road
Sewall's Point, FL 34996

Lynn M. Thomas, Trustee
146 S. Sewall's Point Road
Sewall's Point, FL 34996

Please contact me should you have any questions regarding the above.

Sincerely,



Peter D. Del Toro, Esq.

772-444-0101 | www.deltoro.law

514 Colorado Ave., Stuart, FL 34994 | 2240 Palm Beach Lakes Blvd., Suite 300, West Palm Beach, FL 33409

July ___, 2024

Robert and Cindy M. Clauss
1 Baku Street
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr. and Mrs. Clauss:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ___ day of _____, 20___, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July ____, 2024

Jonathon T. and Aimee-Marie Eberst
138 S. Sewall's Point Road
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr. and Mrs. Eberst:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ____ day of _____, 20__, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July ___, 2024

Patrick and Sarah Foley
4 Baju Street
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr. and Mrs. Foley:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ___ day of _____, 20___, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July ___, 2024

Sylvia A. Mendoza
144 S. Sewall's Point Road
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Ms. Mendoza:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ___ day of _____, 20___, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July ____, 2024

Daryl Pittman
140 S. Sewall's Point Road
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr. Pittman:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ____ day of _____, 20__, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July ____, 2024

Howard E. and Karla Preissman
30 Simara Street
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr. and Mrs. Preissman:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ____ day of _____, 20__, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July ___, 2024

James Robert and Stacy Hope Robinson
2 Baku Street
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr. and Mrs. Robinson:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ___ day of _____, 20___, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

July __, 2024

Lynn M. Thomas, Trustee
146 S. Sewall's Point Road
Sewall's Point, FL 34996

RE: Lot A, The Archipelago, Plat Book 4, Page 48
Also known as 142 S. Sewall's Point Road (accompanied by a location map)

Dear Mr/Ms/ _____:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the ___ day of _____, 20__, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section 62.176.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

Daryl Pittman

- **Sec. 62-176. - Variances; alternative compliance.**

(a) The town commission may vary any of the technical requirements and construction standards for marine structures set forth in [section 62-171](#) and [section 62-172](#) by the granting of a variance pursuant to the procedures set forth in [sections 82-111](#) through [82-116](#) of this Code. If the Florida Department of Environmental Protection or other governmental entity has jurisdiction over the subject matter of the variance, the variance shall be contingent upon the approval of all such entities.

(b) An applicant may request alternative compliance for a building permit to add a boat lift cover to an existing or proposed dock which exceeds the maximum height as set forth in [section 62-175](#)(1), when meeting the maximum height requirement is not reasonably possible due to constraints caused by a differential between riparian grade and mean high water level for the affected property. The board of zoning adjustment shall be authorized to consider the request at a quasi-judicial hearing, following procedures substantially similar to those applicable to requests for conditional use permits as provided in [sections 82-126](#) and [82-128](#). A request for alternative compliance for a boat lift cover may only be approved when the board of zoning adjustment has determined that:

(1) Constraints exist as a result of a differential between the riparian grade and mean high water level which effectively prohibit the construction of a boat lift cover under [section 62-175](#) of this article, and

(2) The proposed boat lift cover meets all of the following design criteria established in order to minimize visual intrusiveness:

a. The boat lift cover and frame will not significantly obstruct the water views of surrounding properties.

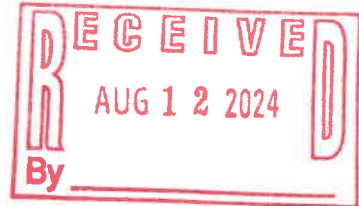
b. Boat lift cover materials (other than the frame) must be canvas or vinyl.

c. Boat lift covers must be of one, solid subtle color with an emphasis on earth tones, or pale blue or gray hues.

d. Boat lift covers shall be a dome shape and shall not include side curtains.

(3) As an additional condition of any such approval, the applicant shall be required to remove and store the canopy portion of the boat lift cover within 24 hours of the National Weather Service or National Oceanic and Atmospheric Administration, or other comparable governmental agency issuing a tropical storm or hurricane warning for all or any portion of the town or Martin County. The boat lift cover frame may remain. Failure to remove the boat lift cover canopy within such time period shall result in the loss of authorization for alternative compliance, requiring the permanent removal of the boat lift cover and frame.

(Ord. No. 421, § 6, 2-25-2020; Ord. No. [444](#), § 6, 9-27-2022)



APPLICATION TO THE TOWN OF SEWALL'S POINT
BOARD OF ZONING ADJUSTMENT

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER:

Name: _____
Address: 22 E High Point Rd, Sewalls Point, FL 34996
Telephone No. (561) 741-1307

APPLICANT (Property owner must sign application)

Name: Dustin Mizell / Environment Design Group () owner (X) owner agent
Address: 139 N County Rd, Ste 20B, Palm Beach, FL 33480
Telephone No. (561) 832-4600 Email dustin@environmentdesigngroup.com

SUBJECT PROPERTY:

Legal Description: HIGH POINT ISLE ADDN LOT 98
Parcel I.D. Number: 13-38-41-003-000-00980-8
Address: 22 E HIGH POINT RD SEWALLS POINT FL
Current Zoning Classification 0100 - 0100 Single Family

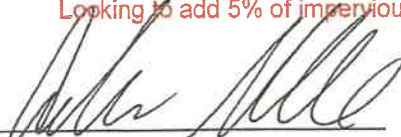
Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

The homeowner is looking for relief from the lot coverage code section that limits the amount of impervious space. The site is currently non - conforming with a single lane driveway. We are proposing a secondary driveway to reduce the impacts to the street and traffic flow. The request is for 5% or 1,000 sf more impervious space to allow for these new traffic movements. The existing large trees will remain, and provisions for on site retention are shown on plan as a placeholder until a civil engineer can review.

Variance requested from Section 82-273 of Code of Ordinance _____

Please provide all measurements.

Example: Looking for approval of a new setback of 13' vs the required 15' side setback. Asking for a 2' variance
Looking to add 5% of impervious space to a non-conforming site. See statement of benefits.



Signature of Applicant

Adam Mills

Hand Print Name

8/7/24

Date

VARIANCES

§ 2-101, 2-102, 2-107 THE BOARD OF ZONING ADJUSTMENT TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

Application for Special Exceptions, Variances and Expansions, Exceptions, Permits, Replacement or Restoration of Non-Conforming Uses (referred to herein as "Exception")

To authorize upon appeal such Exception from the terms of the zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance would result in unnecessary and undue hardship.

In order to authorize an Exception, an application must be submitted and a public hearing must be held which demonstrates to the satisfaction of the Board of Zoning Adjustment that the following six criteria, as contained in the Code of the Town of Sewall's Point, have been met:

- (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 zoning district;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
- (4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

VARIANCES

The Board of Zoning Adjustment may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Board of Zoning Adjustment will consider the variance criteria in § 2-101, 2-102, 2-107 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that 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 zoning district;

See supplemental sheet labeled "Statement of Benefits"

(2) Please explain if these conditions and circumstances result from actions by the applicant;

See supplemental sheet labeled "Statement of Benefits"

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

See supplemental sheet labeled "Statement of Benefits"

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

See supplemental sheet labeled "Statement of Benefits"

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

See supplemental sheet labeled "Statement of Benefits"

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

See supplemental sheet labeled "Statement of Benefits"

All 6 question must be answered before application can be reviewed

In granting any Exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the Exception is granted, shall be begun or completed or both.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the Exception is required shall be begun or completed or both.

No non-conforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered for the issuance of a Exception. The Town shall post Notice of Public Hearing upon the Town Hall bulletin board and shall also see to the publication of the Notice of Hearing in a newspaper of general circulation printed in Martin County, Florida, at least fifteen (15) days prior to the date of the public hearing. All costs thereby incurred by the Town shall be reimbursed to the Town by the applicant prior to the Public Hearing. The Applicant shall post Notice of Public Hearing on the property for which the Exception is sought, and shall at the Applicant's expense, send written notice to property owners of record within 300 feet of the subject property, to be mailed by certified mail, return receipt requested, no later than fifteen (15) days PRIOR TO THE DATE OF THE HEARING.

CERTIFICATION

The Applicant hereby certifies that the information which he/she has provided on and together with this application is correct and accurate to the best of his/her knowledge and belief. The Applicant also certifies that existing deed restrictions or covenants on this property will be adhered to and that if this request is granted, all necessary permits will be obtained and that all orders, resolutions, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. The Applicant further certifies that he/she has read all of the above and the Guide to Preparation of Application for Board of Zoning Adjustment and will comply therewith, understanding that failure to do so may result in a denial of the request or administrative dismissal of the application.



Signature of Applicant or Applicant's Attorney

Adam Mills

Hand Print Name

9/7/24

Date



Signature of Property Owner allowing an agent to be present in their place for the hearing

TOWN OF SEWALL'S POINT

Guide for Preparation of Application to Board of Zoning Adjustment

The following information, plus a non-refundable filing fee of \$75.00 and a cost deposit of \$1,000.00, must accompany this application. Make check payable to the "Town of Sewall's Point" in the amount of \$1,075.00. If the costs of processing the application are less than the cost deposit, the applicant will receive a refund of the difference. If the costs are more than the cost deposit, the applicant will be billed for and expected to pay the additional amount.

1. This application must be completely filled in with all necessary papers attached, flash drive of presentation and NINE (9) COPIES with **three-whole** punched submitted with the above fee and cost deposit to the Town Clerk at Sewall's Point Town Hall. An incomplete package will not be accepted. Please type or print clearly.
2. Applicant must submit proof of ownership (copy of recorded deed).
3. Applicant may appear at the hearing in person or by duly authorized attorney at law. No other agent may appear on behalf of the applicant.
4. Applicant must submit a plot plan or site survey certified by a registered land surveyor showing the actual dimensions of the lot; the exact sizes and locations on the lot of buildings already existing, and their distances from the nearest property lines; the intended location and dimensions of any proposed structure(s) and their distances from the nearest property lines; the width of the lot on the street or streets upon which the lot fronts or abuts, if relevant to the application; and such other information as may be necessary to exactly describe and detail the variance requested. A photo reduced copy of the recorded Plat, in 8 ½" x 11" or 8 ½" x 14" size, must be attached to the application. This document may be obtained at local Title Insurance Companies or at Town Hall.
5. A Statement of Benefits for the granting of the request shall be supplied by the applicant that includes the reasons and circumstances for the request. The Statement of Benefits shall address and demonstrate satisfaction of the six enumerated criteria listed on the Application form.
6. Applicant must furnish, together with the application, a certified list of all property owners of record of real property within 300 feet of any part of the subject property, with the list of owners certified by one of the following: a local Title Insurance Company; applicant's Attorney, who must be a member of the Florida bar; the office of Clerk of Circuit Court of Martin County, Florida; or the office of Property Appraiser of Martin County, Florida.
7. Applicant at his expense must send notification to all property owners of record of real property within 300 feet of any part of the subject property of the date, time and place of the hearing, what action the Board of Zoning Adjustment is being asked to take, and the reasons for the request, by certified mail, return receipt requested, to be mailed no later than FIFTEEN (15) DAYS PRIOR to the date of the hearing. The white post office dated slips verifying the mailing date of each piece, together with all green receipt cards returned with signatures, shall be furnished to the Town Clerk or the Board of Zoning Adjustment prior to the beginning of the hearing.
8. Notice of public hearing shall be posted by the Town on the property for which Special Exceptions, Variances and Expansion, Replacement or Restoration of Non-Conforming uses are sought, at least 15 days prior to the date of the hearing. The sign will be supplied by the Town Clerk, and its posting will be in a place on the property where it may be seen readily from the front street.

All boxes must be checked as completed before this application can be submitted

9. The letter will follow this form:

(Date)

Mr. John Doe (name and address of owner of adjacent property)
19 Main Street
Sewall's Point, Florida 34996

RE: Legal description of the property as on application (accompanied by a location map)

Dear Mr. Doe:

Please be advised as owners of property within 300 feet of the above-described property, you are hereby in accordance with the provision of the Town Code of Sewall's Point, put on notice that a public hearing will be held at 7:30 PM or as soon thereafter as the matter may be heard, on the _____ day of _____, 20 __, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a _____ to the existing zoning requirements according to the Sewall's Point Ordinance Section _____.

A copy of the Statement of Benefits which has been submitted to the Board of Zoning Adjustment is enclosed.

This application is being made to the Board of Zoning Adjustment in order to allow (insert specifics of the request exactly as you are making the request to the Board of Zoning Adjustment in such language as to make clear what is presently required by ordinances and what specific relief you request; where dimensions are involved, attach a drawing showing dimensions).

You are invited to attend and be heard or to write in care of the Sewall's Point Board of Zoning Adjustment, 1 South Sewall's Point Road, Sewall's Point 34996.

Sincerely,

(Signature)

LIMITED POWER OF ATTORNEY

KNOW BY ALL MEN THAT THESE PRESENTS:

THAT: Cynthia Hauser has made, constituted, and appointed, and by these presents do make, constitute, and appoint Ryan Kelly, of Turtle Beach Construction Company, Inc., true and lawful attorney for Cynthia Hauser and in their name, place and stead do hereby give and grant unto Ryan Kelly, said attorney, full power and authority to:

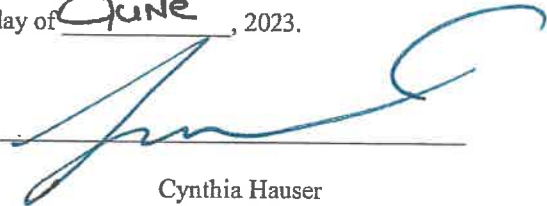
- 1. Obtain building permits and all other permits related to, and/or to obtain any and all approvals and authorizations in order to commence and complete improvements to the following Property:

22 E High Point Rd
Sewalls Point, FL 34996

Without limitation, the foregoing includes the power to obtain all governmental agencies approvals and other approvals from the Impact Review Board of jurisdiction, Florida Department of Environmental Protection, Town of Sewall's Point Building Department & Utilities, Martin County Departments, Army Corps of Engineers and any Association and Community Review Boards and to activate and deactivate utilities services at the property as required prior to and during the work.

As Cynthia Hauser might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Ryan Kelly, said attorney, shall lawfully do or cause to be done by virtue thereof.


Dated in Martin County, Florida, this 5th day of JUNE, 2023.

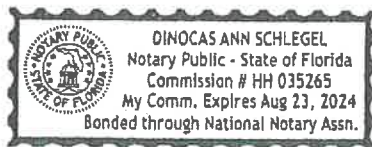
By: 
Cynthia Hauser

STATE OF FLORIDA
COUNTY OF MARTIN

Before me a Notary Public, personally appeared Cynthia Hauser (to me personally known) or (identified by legal documentation) and who did acknowledge before me that he/she executed the foregoing POWER OF ATTORNEY for the uses and purposes set forth therein.

In Witness Whereof, I have hereunto set my hand and official seal, this 5th day of JUNE 2023.


Notary Public
My commission expires:



August 1, 2024

Town of Sewall's Point
Board of Zoning Adjustment
One S. Sewall's Point Road
Sewall's Point, FL 34996

Re: Variance Request for 22 East High Point Rd.

Statement of Benefits

The following information addresses the six criteria questions listed in the Variance Application.

(1) Please explain special conditions and circumstances that 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 zoning district;

The existing residence contains one single driveway and gated entry. The garage openings face away from the street and force the homeowner to maneuver in such a way to obtain access to the garage unit. The driveway is currently void of any additional parking spaces once you pass through the gate. Currently the site is over the max allowable imperious space by 17%. Removing of any exiting hardscape to offset the proposed request isn't optional since most of the hardscape spaces are tied to seawalls.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

1. These actions are not a result of the homeowner or applicant. These conditions were came with the sale of the lot and residence.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

Based on the fact that the site was bought in the non-conforming manner, the application was not given the ability to meet minimum standards and the request is more a functional request and not

one of special privilege. The request will also make the site safer for the homeowner and keep traffic off of the street.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

There are numerous adjacent properties that contain a circular driveway in the area. Since the site was purchased in this non-conforming state related to impervious space, the site is limited on what we can modify. The fact that most residences have offsite parking, and this homeowner doesn't it the main topic. There isn't sufficient space on the site for more than one car movement at a time. The driveway is a single lane driveway and on street parking is prohibited in the town. Therefore the shifting of cars onsite becomes a hardship to the homeowner who is trying to provide space for his family to park cars without impacting the street.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

1. The proposed variance request is for a minimal drive aisle to allow for a car to have ingress and egress access unrelated to the movement of cars behind the gate. This would allow the homeowner flexibility for his family even when they aren't all in the house at the same time. The driveway is minimal in width (11') and of materials present on the site. The use of pavers to match the existing driveway are proposed. The driveway interior is proposed to be gravel to allow for permeability in the site. The plan also maintains the existing large trees and root systems. The use of small earth mounds and rocks will help to minimize off site drainage. The proposed improvements would also be softened by plant material. The request is to add 945' sf of driveway and 55 sf of stepping stones to provide access to side yard gate. The total request is for an additional 1,000 sf, or 5% of site, more in impervious area.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

1. By granting the variance the homeowner would be free of shifting around cars at all hours of the day to accommodate schedules of the family members that reside at the home. The proposed design would appear to fit in with the context of the existing site and not pose as

Land Planning
Landscape Architecture
Landscape Management

an appendage to the original layout. The landscape design and grading would also alleviate the public welfare. The existing trees are to be maintained. The drainage will be maintained onsite.

We respectfully request you review of the criteria responses above and look forward to a public hearing were we can discuss the project details further.

Dustin Mizell, MLA RLA #6666784
Environment Design Group



Recorded in Martin County, FL 7/26/2021 11:06 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18,500 Deed Tax: \$29,556.10
CFN#2904141 BK 3243 PG 2358 PAGE 1 of 2

This Instrument Prepared by and Return to:
Kelly A. Leavitt
Old Palm Title, LLC
1699 S. Federal Highway Suite 200
Boca Raton, Florida 33432
Our File No.: **OPT-2535**
Property Appraisers Parcel Identification (Photo) Number: **13-38-41-003-000-00980.8**

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of July, 2021 by **Andrew D. De La Rosa and Lauren M. De La Rosa**, husband and wife, whose post office address is 132 S Park Avenue, Hinsdale, IL 60521, herein called the Grantors, to **Cole Hauser and Cynthia Hauser**, husband and wife whose post office address is 22 E High Point Road, Sewalls Point, FL 34996, hereinafter called the Grantees:
(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 a)

WITNESSETH: That the Grantors, 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 98, ISLE ADDITION TO HIGH POINT, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 47, of the Public Records of Martin County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

Continued next page

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Andrew D. De La Rosa

(Seal)

Lauren M. De La Rosa

(Seal)

State of MAINE

County of York

The foregoing instrument was acknowledged before me this 7th day of July, 2021, by Andrew D. De La Rosa and Lauren M. De La Rosa who are appeared by physical presence or online notarization and have produced license as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:





From the office of Jenny Fields, CFA
Martin County Property Appraiser

NOTICE

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.

Note that search results may not be complete due to public records exemptions. If compiling results for legal notice, a complete list is required. For assistance with missing parcel owner information, please contact the Martin County Property Appraiser's Office at 772-288-5608.

The address labels are formatted for 1" x 2 5/8" labels. 3 across by 10 down.
Compatible with Avery 5160.

Website: pa.martin.fl.us

Hobe Sound Office
11726 SE Federal Highway
Hobe Sound, FL 33455
(772) 546-1309

Stuart Main Office
3473 SE Willoughby Blvd. Suite 101
Stuart, FL 34994
(772) 288-5608

Indiantown Office
16550 Warfield Blvd.
Indiantown, FL 34956
Call for office hours (772) 288-5608

BAKER JAMES BAKER ANDREA
21 E HIGH POINT RD
STUART FL 34996

MARKUS THEODORE MARKUS CAROL C
12 MIDDLE RD
STUART FL 34996

BARRETT HAROLD A BARRETT GRACE G
23 E HIGH POINT RD
STUART FL 34996

NICHOLSON ERIC NICHOLSON JENNIFER
2550 SHINGLETOWN RD
STATE COLLEGE PA 16801

CRISPIN JULIE
30 E HIGHPOINT RD
STUART FL 34996

RICARDO BENITEZ REVOCABLE TRUST
MERCEDES MARIA BENITEZ REVOCABLE
TRUST
14 MIDDLE RD
STUART FL 34996

DONNA A FRARACCIO REVOCABLE TRUST
FRARACCIO DONNA A TTEE
26 E HIGH POINT RD
STUART FL 34996

SEXTON MATTHEW
18 MIDDLE RD
STUART FL 34996

FL22 TRUST KAPP STUART T TTEE
7900 GLADES RD #550
BOCA RATON FL 33434

SMITH JERRY L/E SMITH ANNE L/E
24 MIDDLE RD
STUART FL 34996

GREENE ROBERT D GREENE ANA K
26 ISLAND RD
STUART FL 34996

SPEARS KIMBERLY J LOVE DAVID
22 MIDDLE RD
STUART FL 34996

HAUSER COLE HAUSER CYNTHIA
22 E HIGH POINT RD
SEWALLS POINT FL 34996

TUFANO CHARLES C L/E
16 E HIGH POINT RD
STUART FL 34996

JOHN S MASSAD SR LIVING TRUST
403 SOMERSET AVE
RICHMOND VA 23226

ZUCKER STEPHEN A ZUCKER HELEN E
20 E HIGH POINT RD
STUART FL 34996

LAGANA ARLENE E LAGANA ANTHONY R
19 E HIGH POINT RD
STUART FL 34996

MAJEWSKI THEODORE J MAJEWSKI KATHRYN
24 E HIGHPOINT RD
STUART FL 34996



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
	18		
Postmaster, per (name of receiving employee)			



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 1	MAJEWSKI THEODORE J MAJEWSKI KATHRYN 24 E HIGHPOINT RD STUART FL 34996				
2. 2	LAGANA ARLENE E LAGANA ANTHONY R 19 E HIGH POINT RD STUART FL 34996				
3. 3	JOHN S MASSAD SR LIVING TRUST 403 SOMERSET AVE RICHMOND VA 23226				
4. 4	HAUSER COLE HAUSER CYNTHIA 22 E HIGH POINT RD SEWALLS POINT FL 34996				
5. 5	GREENE ROBERT D GREENE ANA K 26 ISLAND RD STUART FL 34996				
6. 6	FL22 TRUST KAPP STUART T TTEE 7900 GLADES RD #550 BOCA RATON FL 33434				



U.S. POSTAGE PAID
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	Postmaster, per (name of receiving employee)		



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 7	DONNA A FRARACCIO REVOCABLE TRUST FRARACCIO DONNA A TTEE 26 E HIGH POINT RD STUART FL 34996				
2. 8	CRISPIN JULIE 30 E HIGHPOINT RD STUART FL 34996				
3. 9	BARRETT HAROLD A BARRETT GRACE G 23 E HIGH POINT RD STUART FL 34996				
4. 10	BAKER JAMES BAKER ANDREA 21 E HIGH POINT RD STUART FL 34996				
5. 11	MARKUS THEODORE MARKUS CAROL C 12 MIDDLE RD STUART FL 34996				
6. 12	NICHOLSON ERIC NICHOLSON JENNIFER 2550 SHINGLETOWN RD STATE COLLEGE PA 16801				



U.S. POSTAGE PAID
PALM BEACH, FL
AUG 6 2024
AMOUNT
\$3.90
\$2324D503188-11



Certificate of Mailing — Firm

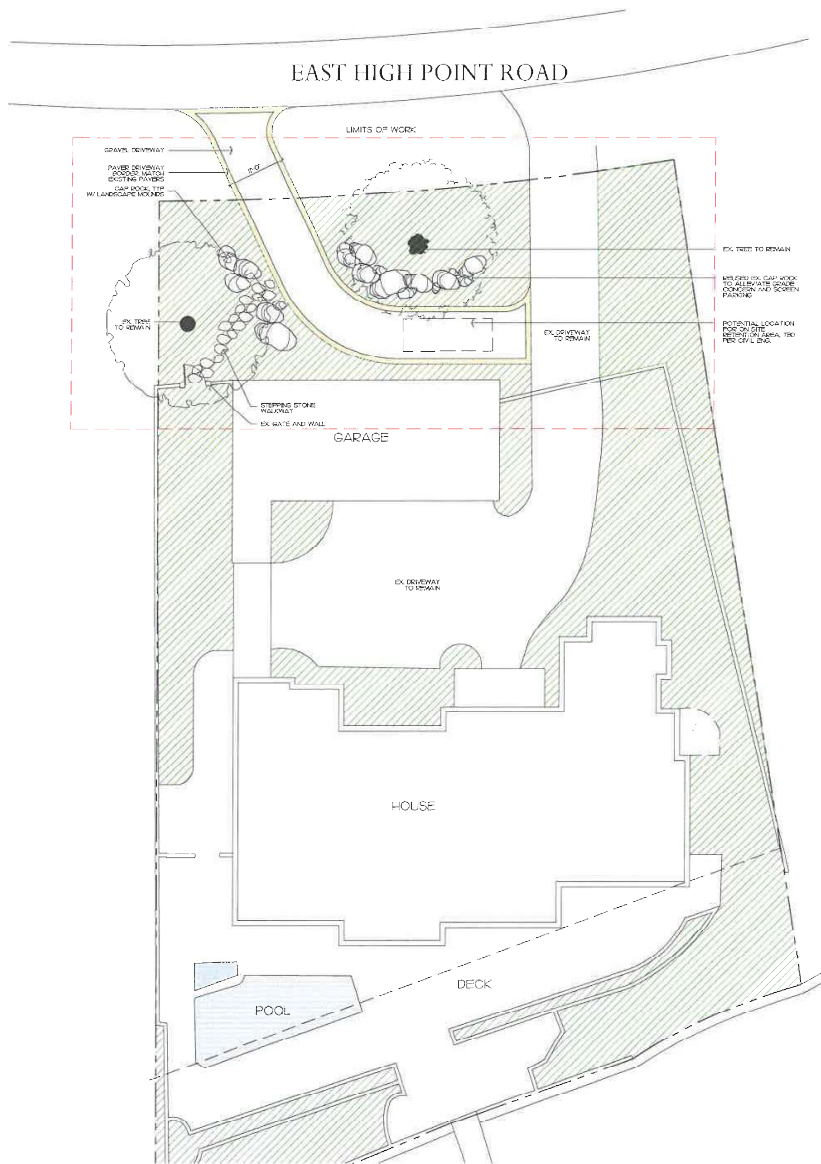
Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
	18		
Postmaster, per (name of receiving employee)			



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 13	RICARDO BENITEZ REVOCABLE TRUST MERCEDES MARIA BENITEZ REVOCABLE TRUST 14 MIDDLE RD STUART FL 34996				
2. 14	SEXTON MATTHEW 18 MIDDLE RD STUART FL 34996				
3. 15	SMITH JERRY L/E SMITH ANNE L/E 24 MIDDLE RD STUART FL 34996				
4. 16	SPEARS KIMBERLY J LOVE DAVID 22 MIDDLE RD STUART FL 34996				
5. 17	TUFANO CHARLES C L/E 16 E HIGH POINT RD STUART FL 34996				
6. 18	ZUCKER STEPHEN A ZUCKER HELEN E 20 E HIGH POINT RD STUART FL 34996				

U.S. POSTAGE PAID
PALM BEACH, FL
AUG 06 2009
\$3.90
8232-D2503 188-11





Site Data- R1 District

DESCRIPTION	REQUIRED	EXISTING	2048 S.F.	2048 S.F.		
TOTAL SITS	15,000 S.F. MINIMUM	20,418 S.F.	20,418 S.F.	20,418 S.F.		
STRUCTURES	MAXIMUM 30%	25,583	5,164.9 S.F.	25,886	5,264.3 S.F.	
LANDSCAPE	-	36,294	7,404.6 S.F.	4,185	8,404.6 S.F.	
IMPERMEABLE AREA (STRUCTURES + LANDSCAPE)	MAXIMUM 45%	2,882 S.F.	62.61	12,692.5 S.F.	67.04	13,612.6 S.F.
LANDSCAPE OPEN SPACE	MAXIMUM 55%	1,229 S.F.	37.63	7,723.4 S.F.	129.94	6,723.4 S.F.

LAWRENCE/HEAT
 L.P.C. ARCHITECTURE
 L.L.C.
 15 W. Daley Blvd. Suite 1000
 Tampa, FL 33609
 Phone: 813.242.4400
 Fax: 813.242.4401
 www.lawrenceheat.com
 Landscape Architecture
 Land Planning
 Landscape Massing Plans
 2024 © LAWRENCE/HEAT L.P.C. ARCHITECTURE L.L.C.

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW



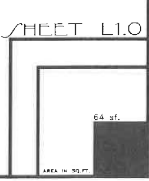
EXISTING GARAGE AND DRIVEWAY



EXISTING DRIVEWAY VIEW TO STREET

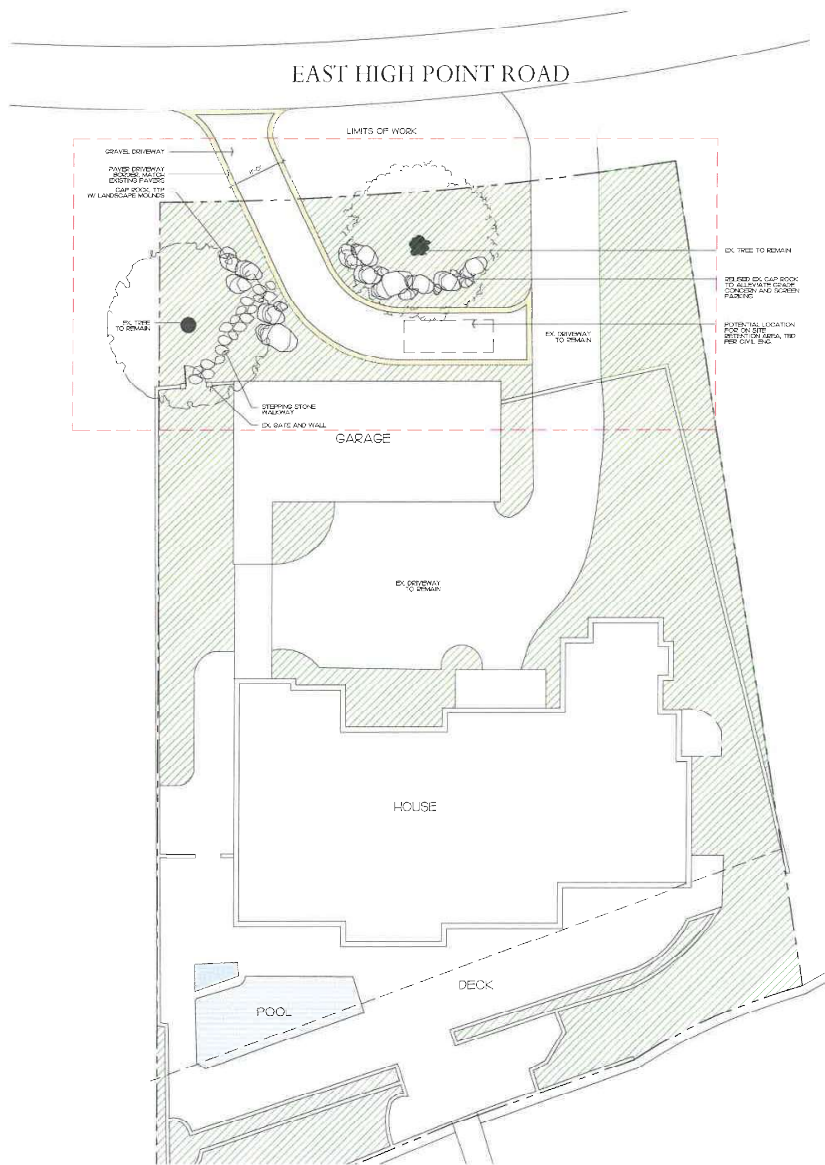
Private Residence
 22 East High Point Rd
 Sewalls Pt., FL
 F L O R I D A

JOB NUMBER: # 2407000 LA
 DRAWN BY: Phil Johnson
 DATE: 08.07.2024



2024
 2024
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Site Plan



Site Data- R1 District

DESCRIPTION	REQUIRED	EXISTING	
TOTAL SITE	15,000 SF MINIMUM	20,418 SF	
STRUCTURE	MAXIMUM 101	20,681	5,284.21 SF
LANDSCAPE	-	3,524	7,406.65 SF
IMPERVIOUS PAVEMENT (STRUCTURE + LANDSCAPE)	MAXIMUM 451	6,594	12,690.86 SF
LANDSCAPE OPEN SPACE	MAXIMUM 551	8,824	17,727.14 SF

LAVISCO/INTEAT
 LAVISCO/INTEAT
 18 West Gulf Blvd #204 Palm Beach, FL 33480
 Phone: 561-833-1400 Fax: 561-833-1401
 Landscape Architecture
 LEED Accredited
 141315274 M0013 1/2014
 10/18/24 10:18 AM
 141315274 10/18/24 10:18 AM

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW



EXISTING GARAGE AND DRIVEWAY



EXISTING DRIVEWAY VIEW TO STREET

Private Residence
 22 East High Point Rd
 Sewalls Pt, FL
 F L O R I D A



JOB NUMBER: # 2407000-02 LA
 DESIGN BY: TRISTY ARCHITECTS
 DATE: 08.07.2024

SHEET L1.0

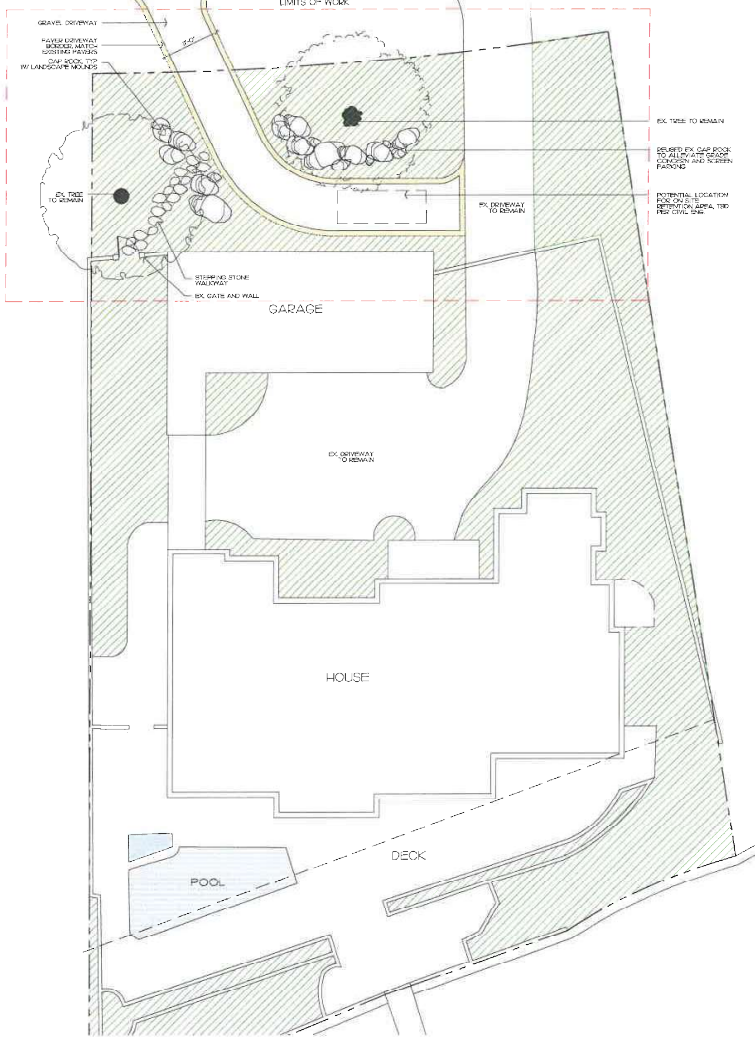
Site Plan

SCALE IN FEET 0' 10' 20' 30'



2024
 EMPLOYED: We warrant that the drawings and specifications are a true and correct representation of the work to be done and that we are not aware of any conditions, which may affect the work, which have not been shown on the drawings and specifications.
 2024
 DISCLAIMER: The drawings and specifications are prepared by the architect and are intended to be used in conjunction with the contract documents. The architect does not warrant that the drawings and specifications are complete or that they will conform to all applicable laws and regulations. The architect is not responsible for any errors or omissions in the drawings and specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect or any other party.
 48 HOURS BEFORE DECISION AND 72 HOURS BEFORE DECISION
 1-800-452-6770
 10/18/24 10:18 AM
 141315274 10/18/24 10:18 AM

EAST HIGH POINT ROAD



Site Data- RI District

DESCRIPTION	REQUIRED	EXISTING	20' MIN. S.F.	20' MIN. S.F.
TOTAL SITE	15,000 S.F. MINIMUM	20,618 S.F.		20,418 S.F.
STRUCTURE	MAXIMUM SIZE	21,168 S.F.	5,064.25 S.F.	21,168 S.F.
HARDSCAPE	—	35,508 S.F.	7,429.65 S.F.	41,154 S.F.
IMPROVABLE AREA (STRUCTURE + HARDSCAPE)	MAXIMUM SIZE	56,676 S.F.	12,493.9 S.F.	67,064 S.F.
LANDSCAPE OPEN SPACE	MAXIMUM SIZE	8,229 S.F.		3,229.4 S.F.

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW



EXISTING GARAGE AND DRIVEWAY



EXISTING DRIVEWAY VIEW TO STREET

ENVIRONMENTAL DESIGN GROUP
 13140 South Gate Road, Suite 100
 Fort Myers, FL 33908
 Phone: 941.332.1400 Fax: 941.332.1405
 Website: www.environmental-design.com

Private Residence
 22 East High Point Rd
 Sewalls Pt. FL

JOB NUMBER: # 24070-00-1A
 DRAWN BY: TIALE GUY-THOMAS
 DATE: 08.07.2024

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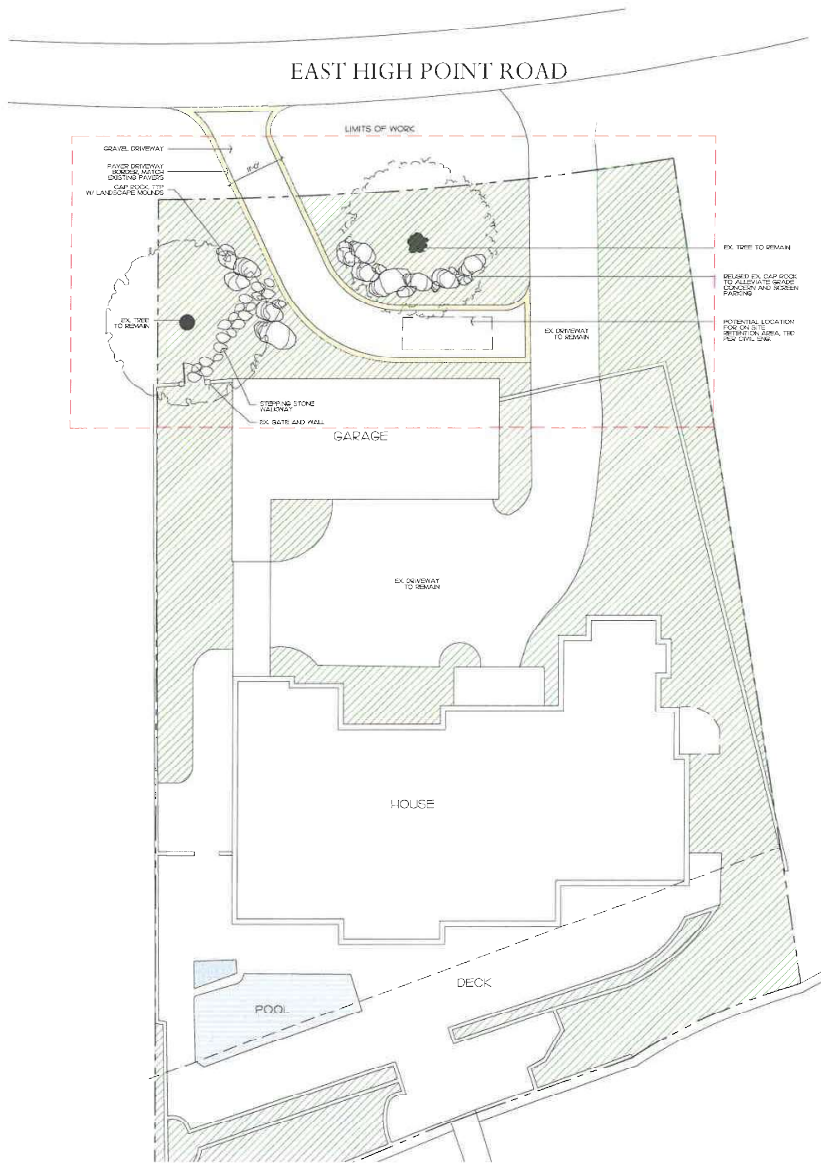
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4015 HIGHLAND DRIVE, SUITE 100
 FORT MYERS, FL 33907
 PHONE: 941-332-1400
 FAX: 941-332-1405
 WWW: ENVIRONMENTALDESIGN.COM

Site Plan
 SCALE IN FEET 0' 10' 20' 30'

SHEET L1.0

54' 61'



Site Data- R1 District

DESCRIPTION	REQUIRED	EXISTING			
TOTAL SITE	15,000 SQ. FEET MINIMUM	20,418 SQ. FT.			70,418 SQ. FT.
STRUCTURE	MAXIMUM FLOOR AREA 6,924 SQ. FT.	21,624 SQ. FT.	5,294.2 SQ. FT.	20,661 SQ. FT.	5,294.2 SQ. FT.
HARDSCAPE		36,284 SQ. FT.	7,428.66 SQ. FT.	4,184 SQ. FT.	8,428.66 SQ. FT.
IMPERMEABLE AREA (STRUCTURE + HARDSCAPE)	MAXIMUM AREA 9,948 SQ. FT.	45,668 SQ. FT.	12,722.86 SQ. FT.	17,064 SQ. FT.	13,692.86 SQ. FT.
LANDSCAPE OPEN SPACE	MAXIMUM PERCENT 32.25%	37,634 SQ. FT.	7,295.14 SQ. FT.	30,924 SQ. FT.	6,725.14 SQ. FT.

ENVIRONMENTAL DESIGN GROUP
 118 NE 1st Ave, Suite 200, Ft. Lauderdale, FL 33301
 Phone: 305.555.1111
 Landscape Architecture
 Land Planning
 Landscape Management
 Earth & Soil, Inc. 1000
 10000 NE 1st Ave, Suite 100, Ft. Lauderdale, FL 33301

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW

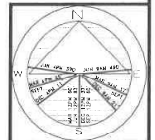


EXISTING GARAGE AND DRIVEWAY



EXISTING DRIVEWAY VIEW TO STREET

Private Residence
 22 East High Point Rd
 Sewalls Pt., FL

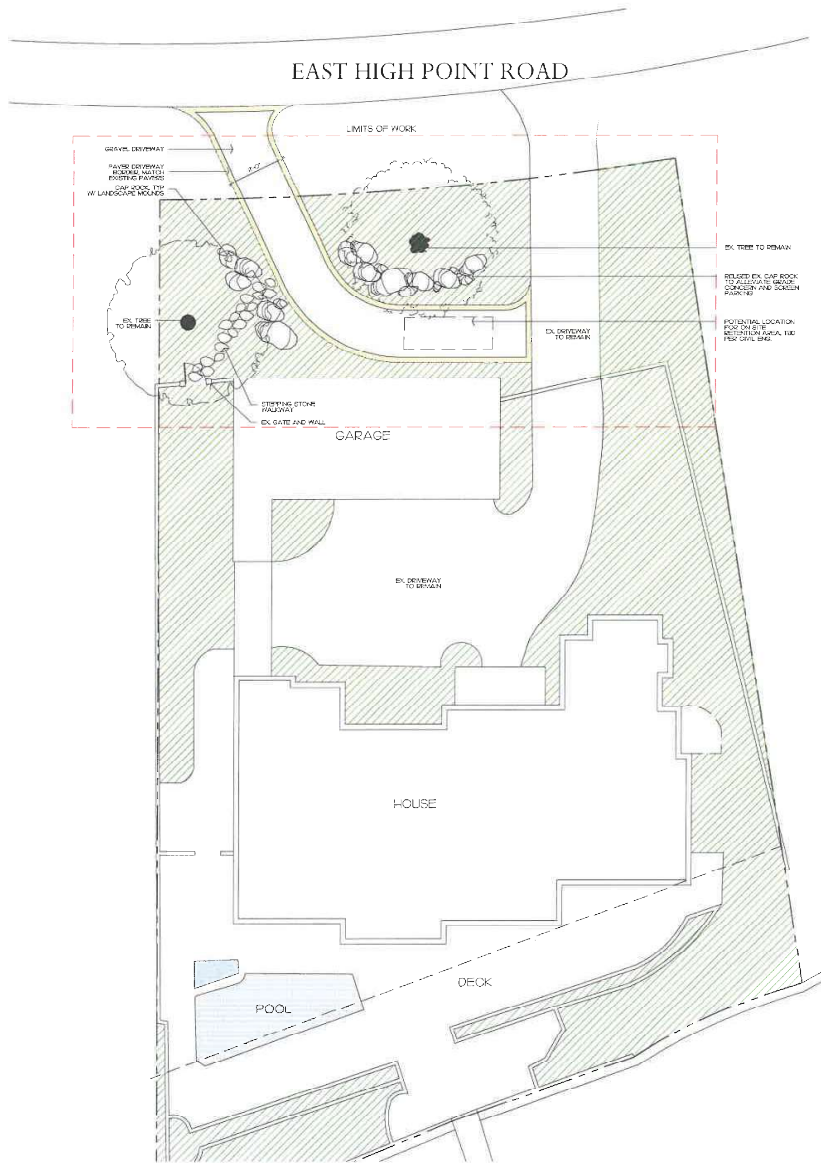


JOB NUMBER: # 24070301 LA
 DRAWN BY: Matt Jordan
 DATE: 05.07.2024

SHEET L1.0

2024
 48 HOURS BEFORE PROJECT START DATE
 10:00 AM - 4:00 PM
 2024
 48 HOURS BEFORE PROJECT START DATE
 10:00 AM - 4:00 PM





Site Data- R1 District

DESCRIPTION	REQUIRED	EXISTING				
TOTAL SITE	15,000 SF MINIMUM	20,418 SF	20,418 SF			
STRUCTURE	MAXIMUM 30 FT	28.68 FT	5,284.21 SF	28.07 FT	5,284.21 SF	
LANDSCAPE	-	36.58 FT	7,408.86 SF	41.03 FT	8,408.68 SF	
IMPRESARIABLE AREA (FOR TREES & LANDSCAPE)	MAXIMUM 45 FT	9,881.6 FT	42.04 FT	15,670.66 SF	47.04 FT	15,670.66 SF
LANDSCAPE OPEN SPACE	MAXIMUM 55 FT	8,229.9 SF	17.634 FT	7,720.4 SF	32.934 FT	6,701.4 SF

DAVID M. PLATT DESIGN GROUP
 Landscape Architecture
 Land Planning
 Landscape Management
 12 1/2th Ave SW, Suite 200, Tallahassee, FL 32310
 Phone: 904.532.4620 Fax: 904.532.1465
 Email: david@plattdesign.com
 Website: www.plattdesign.com

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW



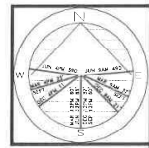
EXISTING GARAGE AND DRIVEWAY



EXISTING DRIVEWAY VIEW TO STREET

Private Residence
 22 East High Point Rd
 Sewalls Pt., FL

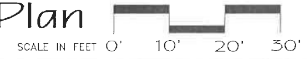
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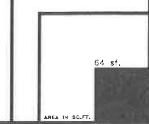
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 DRAWN BY: TINA LUCAS
 DATE: 06.07.2024

SHEET 1.1.0

Site Plan

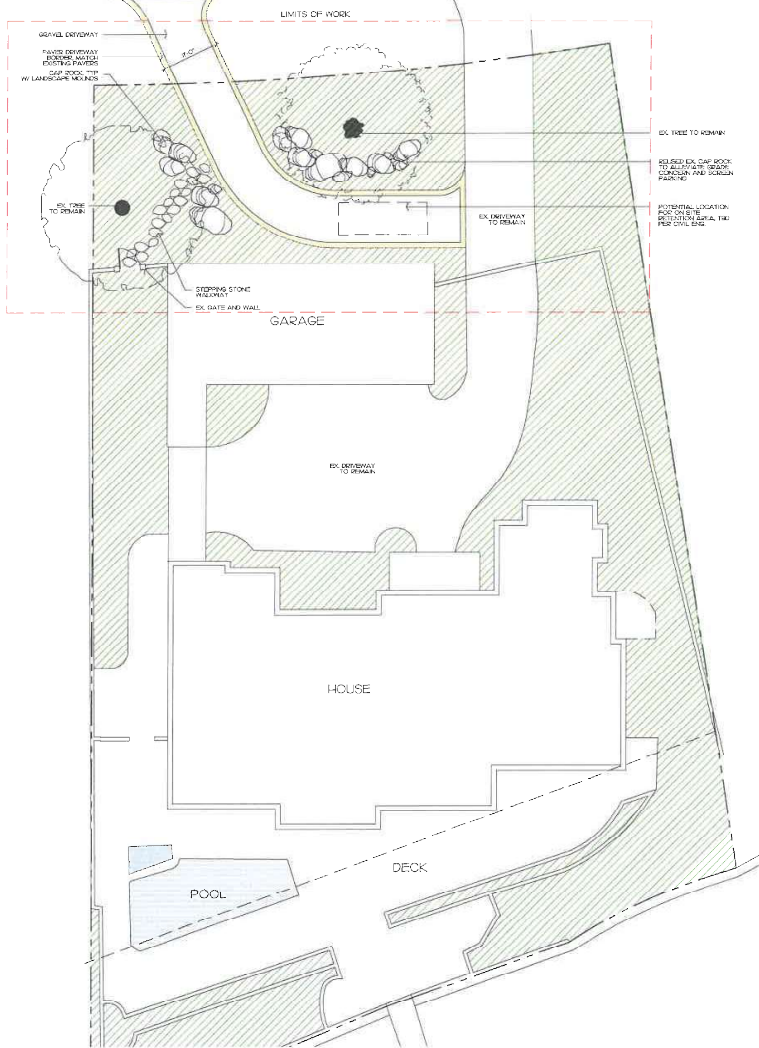


SCALE IN FEET 0' 10' 20' 30'



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 P: 904-532-1465
 WWW: WWW.PLATTDISIGN.COM

EAST HIGH POINT ROAD



Site Data- R1 District

DESCRIPTION	REQUIRED	EXISTING		
TOTAL SITE	15,000 SF MINIMUM	20,418 SF.		20,418 SF.
STRUCTURE	MAXIMUM 50%	605.4 SF.	25,00%	5,264.2 SF.
HARDSCAPE	-	35,70%	7,403.65 SF.	41.5%
IMPERVIOUS AREA (STRUCTURE + HARDSCAPE)	MAXIMUM 45%	9,851 SF.	52.1%	12,672.86 SF.
LANDSCAPE OPEN SPACE	MAXIMUM 55%	11,229 SF.	57.9%	17,221.4 SF.

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW



EXISTING GARAGE AND DRIVEWAY



EXISTING DRIVEWAY VIEW TO STREET

ENVIRONMENTAL DESIGN
 LANDSCAPE ARCHITECTURE
 15 W. 10th Ave. Suite 205
 Phone: 305.522.4202 Fax: 305.522.4205
 Website: www.environmental-design.com
 Landscape Architecture
 Land Planning
 Landscape Management
 305.522.4202
 305.522.4205

Private Residence
 22 East High Point Rd
 Sewalls Pt. FL
 F L O R I D A

JOB NUMBER: # 24070-00 LA
 DRAWN BY: TITUS LACHRY
 DATE: 08.07.2024

SHEET L1.0

SCALE IN FEET 0' 10' 20' 30'

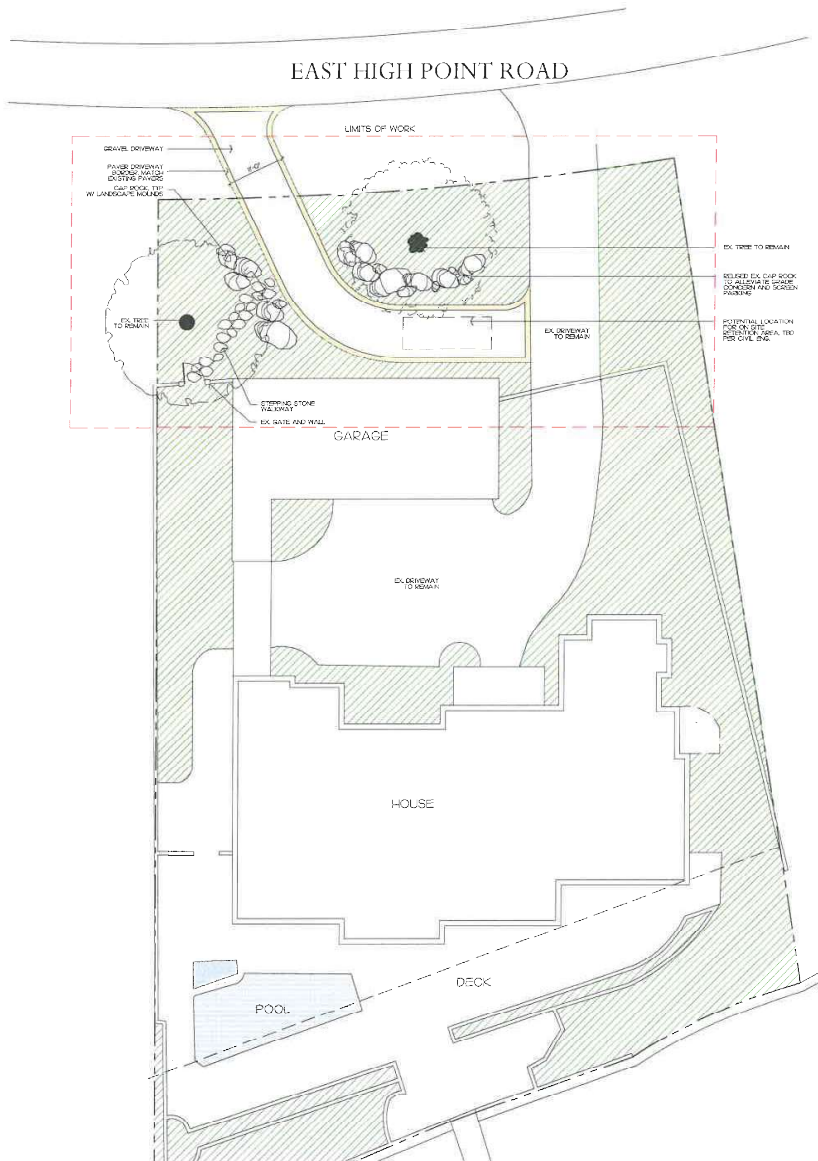
AREA IN SQ. FT.

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408 HUNTER DRIVE, SUITE 100
 FORT LAUDERDALE, FL 33309
 PHONE: 352-422-4770
 WWW: WWW.EDESIGN.COM

Site Plan



Site Data- R1 District

DESCRIPTION	REQ'D		EXISTING	
	IS 000 SF. MINIMUM	20410 SF.	20410 SF.	20410 SF.
TOTAL SITE				
STRUCTURE	MAXIMUM 204	5155.4 SF.	25.56%	5,024.0 SF.
HARDSCAPE			36.28%	7,425.89 SF.
IMPERVIOUS AREA (TOTALS: 1.000000)	MAXIMUM 485	9,185.3 SF.	0.21%	0,242.85 SF.
LANDSCAPE OPEN SPACE	MAXIMUM 584	11,209.9 SF.	37.53%	7,729.14 SF.

LAVERGNIER DESIGN GROUP
 18 W. Century Ave. #300 Palm Beach, FL 33480
 Phone: 561.833.4888 Mobile: 561.333.6665
 Landscape Architecture
 Land Planning
 Landscape Management
 Email: info@lvdg.com Website: www.lvdg.com

Existing Images



STREET VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA EAST VIEW



IMPACTED AREA WEST VIEW



EXISTING GARAGE AND DRIVEWAY



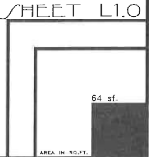
EXISTING DRIVEWAY VIEW TO STREET

Private Residence
 22 East High Point Rd
 Sewalls Pt. FL

F L O R I D A



JOB NUMBER: # 24072001 LA
 DRAWN BY: Pigeon Jackson
 DATE: 05.07.2024



Site Plan

SCALE IN FEET 0' 10' 20' 30'

2024
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 1-800-432-4770
 2024

LEGAL DESCRIPTION:

LOT 98, ISLE ADDITION TO HIGH POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FL.

COMMUNITY NUMBER: 120164 PANEL: 12085C0162
SUFFIX: H F.I.R.M. DATE: 2/19/2020 FLOOD ZONE: XVE FIELD WORK: 7/7/2021

CERTIFIED TO:
COLE & CYNTHIA HAUSER; OLD PALM TITLE, LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
JPMORGAN CHASE BANK, N.A.

PROPERTY ADDRESS:
22 EAST HIGH POINT ROAD
STUART, FL 34996

SURVEY NUMBER: 490603
CLIENT FILE NUMBER: OPT-2535



GRAPHIC SCALE (In Feet)
1 inch = 30 ft.

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

ABBREVIATION DESCRIPTION:

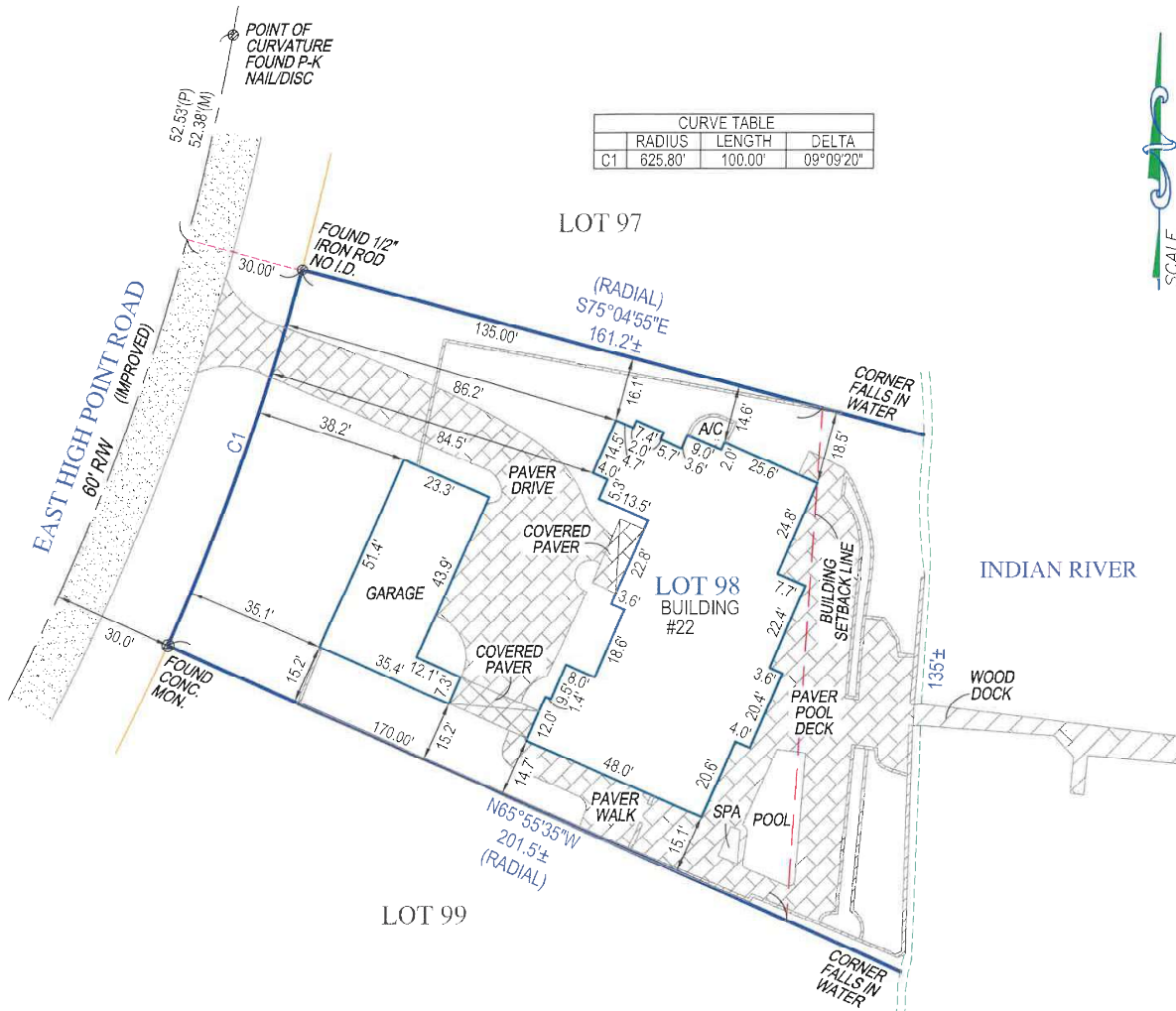
- A/C = AIR CONDITIONER
- C = CENTERLINE
- Δ = CENTRAL / DELTA ANGLE
- I.D. = IDENTIFICATION
- L = LENGTH
- LB = LICENSED BUSINESS
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- OHL = OVERHEAD UTILITIES
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVE
- P.K. = PARKER KYLON NAIL
- P.R.C. = POINT OF REVERSE CURVE
- PSM = PROFESSIONAL SURVEYOR MAPPER
- P.T. = POINT OF TANGENCY
- R = RADIAL / RADIUS
- RW = RIGHT OF WAY

SURVEY NOTES
PAVER DRIVE CROSSES THE PROPERTY LINE ON WESTERLY SIDE OF LOT.

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

PAGE 1 OF 1
BOUNDARY SURVEY



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-6876
WEBSITE: <http://targetssurveying.net>



SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT MY SIGNATURE BY EMBOSSED SEAL
Kenneth Osborne Kenneth Osborne
Date: 2021.07.07
Osborne 14-35-42-05'00"
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

REVISIONS:

Sec. 82-273. - Lot coverage.

All buildings, including accessory buildings, shall not cover more than 30 percent of the area of the lot. Nevertheless, in no case shall the percentage of the lot taken up by the impermeable area exceed 45 percent of the lot size.

(Ord. No. 95, § VI.F, 11-17-1976; Ord. No. 191, § 1, 7-25-1990; Ord. No. 274, 12-21-1999; Ord. No. 290, Exh. A, 1-15-2002; Ord. No. 327, § 2, 9-12-2006; Ord. No. 330, § 2, 2-27-2007)