

# 9 S Ridgeview Road

**2405**

**SFR**

PERMIT NUMBER 2905 DATE OF APPLICATION 9-12-88

To obtain a permit the following are required:

1. Florida certification of builder and sub-contractors.
2. Certification of insurance from contractor or owner/builder re: liability and workers' compensation.
3. Two sets of building plans which must include: a) 1/4" scale building drawings, b) plot plan, c) foundation plan, d) floor plans, e) wall and roof cross-sections, e) plumbing, electrical and air conditioning layouts, f) at least two elevations showing the height of building from finished floor.
4. Recorded warranty deed to the property.
5. Septic tank permit and one set of plans with Martin County Health Department seal.
6. Energy code calculations.
7. Tree removal permit (for trees other than nuisance trees)
8. Certification of elevation from licensed surveyor and determination of flood zone.
9. Amount of fill anticipated - rough sketch showing location of fill
10. Manufacturer's schedule of windows.

Owner MR. & MRS MIKE McBRIDE Current Address INDIAN RIVER PLANT. STUART, FLA.  
 Telephone 225-4

General Contractor SEACOAST CONST. Address 2895 S.E. OCEAN BLVD. STUART, FLA.  
 Telephone 283-6642

Where Licensed STATE License Number \_\_\_\_\_

Plumbing Contractor ATLANTIC PLUMBING License Number \_\_\_\_\_  
 Electrical Contractor RIVERSIDE ELEC. License Number \_\_\_\_\_  
 Roofing Contractor WILFRAM CONST. License Number \_\_\_\_\_  
 A/C Contractor SUNCOAST A/C. License Number \_\_\_\_\_

Describe the building or alterations SINGLE FAMILY RESID.  
 Name the street on which the building, its front building line and its front yard 911 SOUTH ~~LAKE~~ RIDGVIEW  
 Subdivision Home wood Lot 6 Block E  
 Building area (inside walls) 2766 Garage, porch, carport area 559  
 Contract price (excluding carpet, land, appliances, landscaping) \$ 169,000.00  
 Cost of permit \$ 197.66 Plans approved as submitted \_\_\_\_\_ as marked \_\_\_\_\_

- In addition, the following are understood by owner and contractor:
1. Building area inside walls must be a minimum of 1,500 square feet.
  2. Building permit fees are \$5. per \$1,000. of the cost of the building, plus \$10. each for plumbing, electric, a.c. and roof. For example a \$100,000. building x \$5. = \$500. plus \$40. (a.c., pl., el., roof) = \$540. cost of permit + \$365. impact fee = \$905. total.
  3. If no contract is submitted as proof as cost, the permit will be based on \$60. per square foot (inside walls) and \$25. per square foot (other areas).
  4. The Town has adopted the South Florida Building Code
  5. Building permits are issued for one year's duration.
  6. Construction must be started within 180 days or permit will be subject to revocation and forfeiture of fee.
  7. ALL changes in plans must be approved by the Building Department.
  8. Work hours are 8:AM to 5:PM Monday through Friday. NO SUNDAY WORK
  9. Portable toilets must be on all construction sites.
  10. Inspections are made Monday through Friday, 8:AM to Noon, 1:PM to 4:PM. 24 hour notice is required prior to all inspections.
  11. String lines along property lines to facilitate set back inspections.
  12. Before a certificate of occupancy is issued, the following are required:
    - a. An owner's affidavit of building cost (form available) any discrepancy between the original fee and final fee (based on affidavit) will be adjusted.
    - b. Approval of septic tank installation by Martin Co. Health Dept.
    - c. Rough grading and clean up of grounds.
    - d. Affidavit from licensed surveyor showing slab elevation (if in "A" zone).
    - e. Certification by a qualified engineer or architect of the structural adequacy of the building.

13. THIS SUMMARY IS NOT A SUBSTITUTE FOR TOWN ORDINANCES. APPROVAL OF THE BUILDING PLANS IN NO WAY RELIEVES THE OWNER OR CONTRACTOR FROM COMPLIANCE WITH TOWN ORDINANCES.

14. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county.

Contractor's Signature [Signature] Owner's Signature [Signature]  
 Approval by Building Inspector [Signature] Date 9/23/88  
 Approval by Building Commissioner [Signature] Date 9/23/88  
 Certificate of Occupancy issued \_\_\_\_\_ Date \_\_\_\_\_

Handwritten scribbles or marks in the top right corner.

166,000  
14,000  
180,000

40  
36

825  
565  
1390.00



November 17, 1988

Town of Sewall's Point  
1 South Sewall's Point Road  
Stuart, Florida 34996


Re: McBride Residence/Ridgeview Road

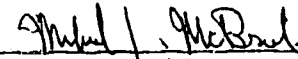
Gentlemen:


In consideration for the Town of Sewall's Point allowing us to proceed with construction of the McBride residence on Ridgeview Road, in spite of the encroachment into the side setback, we acknowledge that all construction is at our own risk. In the event a variance is not obtained, we acknowledge that it will be necessary to bring this house into full compliance with the setback requirements of the Town Code. Thank you for your courtesy in this matter.

Very truly yours,

Seacoast Construction, Inc.

By:   
Patrick Schuerman, President

  
Michael McBride

  
Carley McBride

676348

THIS INSTRUMENT WAS PREPARED BY:  
**GEORGE W. SOMMER, P.A.**  
Attorney at Law  
738 Colorado Avenue  
P.O. Box 2210  
STUART, FLORIDA 33495  
(305) 287-2233

# Warranty Deed

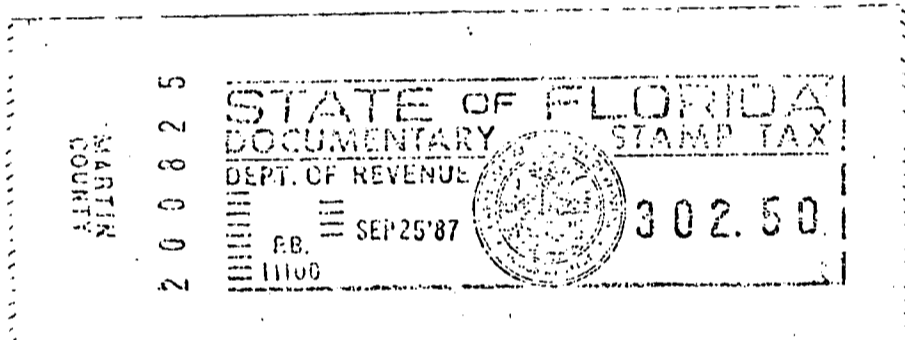
 (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 25<sup>th</sup> day of September 1987, Between  
WILLIAM R. COMPTON, a single person  
of the County of Martin, State of Florida, grantor, and  
CARLEY MCBRIDE  
whose post office address is 17 S. Ridgeview Road, Stuart, Florida 34996  
of the County of Martin, State of Florida, grantee,

**Witnesseth,** That said grantor, for and in consideration of the sum of -----  
Ten and no/100's (\$10.00) ----- Dollars,  
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 fol-  
lowing described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 6, Block E, according to the Amended Plat of HOMEWOOD, SEWALL'S POINT,  
Martin County, Florida, on file and of record in the Office of the Clerk  
of the Circuit Court in and for Martin County, Florida in Plat Book 3,  
Page 35.

SUBJECT to restrictions, reservations and easements of record.



CLERK OF CIRCUIT COURT  
D.C.

87 SEP 25 11:06

FILED FOR RECORD  
MARTIN CO. FLA.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

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

George W. Sommer  
John Ferriman

William R. Compton (Seal)  
WILLIAM R. COMPTON  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

STATE OF Florida  
COUNTY OF Martin

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared WILLIAM R. COMPTON, a single person,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before  
me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of September,  
1987.

My commission expires:

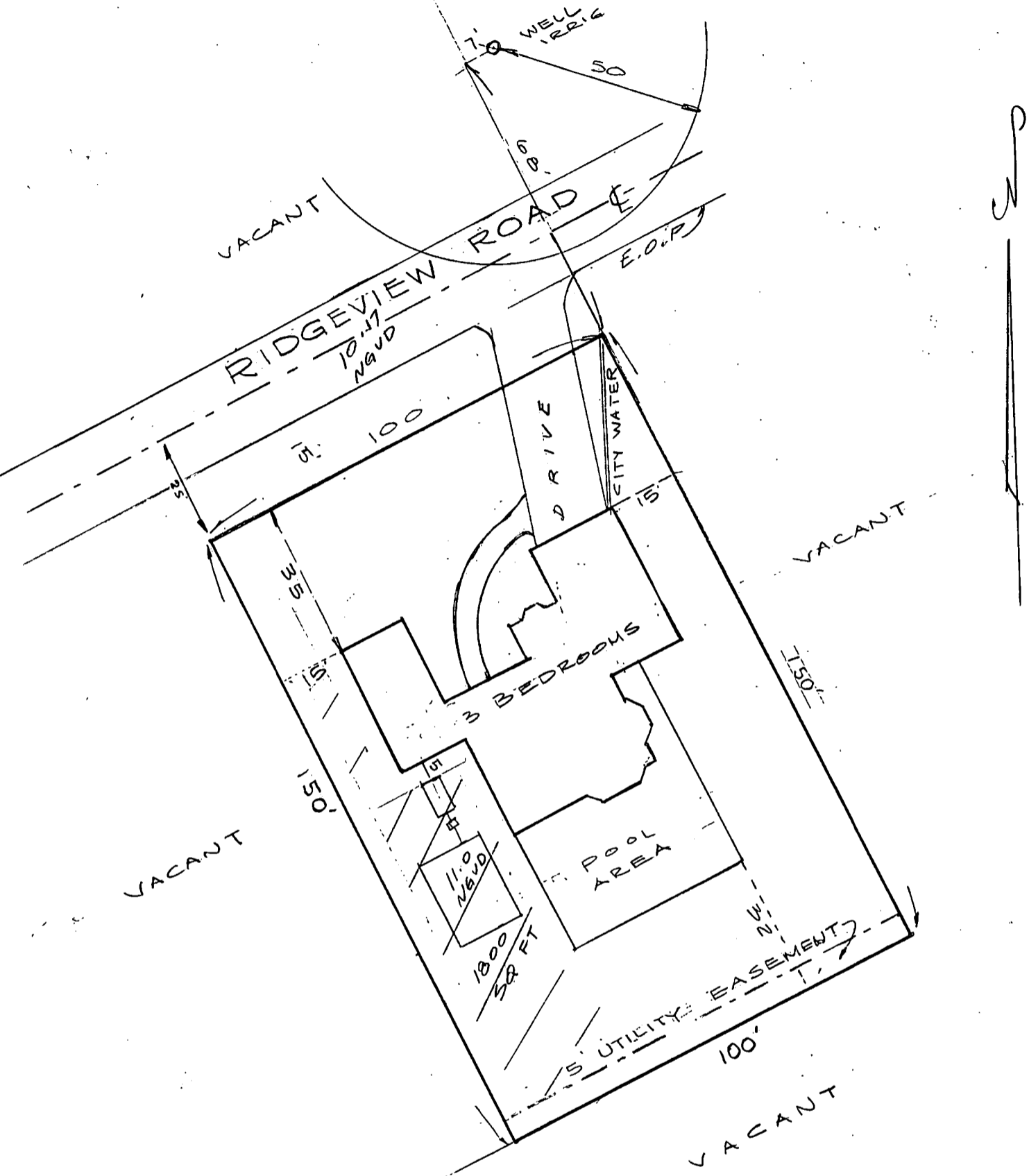
George W. Sommer  
Notary Public

Notary Public, State of Florida  
My Commission Expires Oct. 4, 1988  
Bonded Thru Troy Fain - Insurance, Inc.

DATA SHEET

Location: LOT 6, BLOCK "E"  
HOMEWOOD

Applicant: MICHAEL J. M<sup>C</sup>BRIDE  
County: MARTIN



Handwritten signature or initials on the right side of the plan.

Plan  
Scale 1" = 30'

Certified By: *W. L. Williams*  
 Florida Professional No.: 1272  
 Date: 8-19-88  
 Field Book: 200 Page: 34  
 Work Order No.: \_\_\_\_\_  
 Sheet 3 of 3



MARTIN COUNTY PUBLIC HEALTH UNIT  
131 East 7th Street  
Stuart, Florida, 34997  
287-2277

STUBOUT ELEVATION AND EXCAVATION CERTIFICATION

APPLICANT: Michael J. McBride  
LEGAL DESCRIPTION: LOT 6 BLK E Homewood  
SEPTIC TANK PERMIT NUMBER: HD88-572

The items noted below must be certified by a surveyor or engineer and returned to the Health Department prior to the first plumbing inspection by the Building Department.

1. Building Permit Number: \_\_\_\_\_
- \_\_\_ 2. I certify that the elevation of the top of the lowest plumbing stubout is \_\_\_\_\_ inches above benchmark elevation as indicated on septic tank permit.
- \_\_\_ 3. I certify that the top of the lowest building plumbing stubout is \_\_\_\_\_ inches above crown of road elevation shown on septic tank permit.
- \_\_\_ 4. I certify that all severe limited soil has been removed from an area of \_\_\_\_\_ feet by \_\_\_\_\_ feet to a minimum depth of six (6) feet below top of required stubout elevation. Submit plot plan to scale of excavated area.

Date Observed: \_\_\_\_\_

- NOTE: a. Severe limited soil includes but is not limited to hardpan, clay, silt, marl or muck.
- b. Drainfield must be centered in the excavated area. Please set stakes to identify the excavated area boundaries. Drainfield will not be approved if severe limited soils are not removed.

CERTIFIED BY: \_\_\_\_\_

As applicant or applicant's representative, I understand the above requirements.

Date: \_\_\_\_\_ Job Number: \_\_\_\_\_

John C. [Signature]  
(Signature)

FOR MARTIN COUNTY PUBLIC HEALTH UNIT USE ONLY

\_\_\_\_\_  
(Signature of Environmental Health Specialist)

\_\_\_\_\_  
(Date)

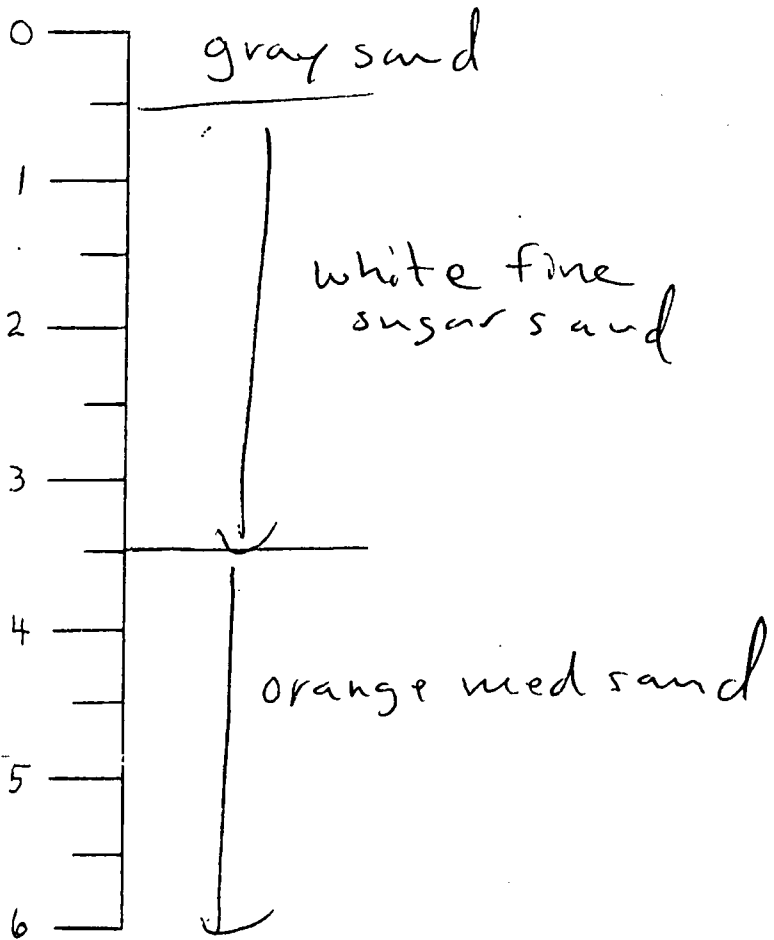
MARTIN COUNTY PUBLIC HEALTH UNIT  
131 East 7th Street  
Stuart, Florida 34997  
287-2277

SITE EVALUATION

APPLICANT: Michael J. McBride

LEGAL DESCRIPTION: LOT 6 BLK E HOMEWOOD

SOIL PROFILE



USDA SOIL TYPE Paola  
USDA SOIL NUMBER # 6

No Impervious soils are present at 5.6 below natural grade.

Present Water Depth Below Natural Grade > 6'

Wet Season Range Per Soil Survey > 6'

Estimated Wet Season Water Depth Below Natural Grade 6'

Indicator Vegetation Present live oak, Sable Palm

Is Benchmark Located on Plot Plan and Present on Site? No

Approximate Amount of Fill on Neighboring Lots 0-1'

Other Findings: Did not find C of R BM but road looks newly repaved

EVALUATION BY: Keith Ferris

DATE: 9-19-88



STATE OF FLORIDA  
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM

PERMIT NUMBER H088-572 HOME PHONE 225-4543  
NAME OF APPLICANT MICHAEL J McBRIDE WORK PHONE \_\_\_\_\_  
MAILING ADDRESS OF APPLICANT 17 S. RIDGEVIEW RD STUART  
ZIP CODE 33494

LOT 6 BLOCK E SUBDIVISION HOMWOOD  
IF NOT SUBDIVIDED, ATTACH A COMPLETE LEGAL DESCRIPTION  
PLAT BOOK 3 PAGE 35 DATE SUBDIVIDED JAN 1956  
RESIDENTIAL: NUMBER DWELLING UNITS 1 NUMBER BEDROOMS 3  
LOT SIZE 15,000 FT<sup>2</sup> HEATED OR COOLED AREA OF HOME 2,766 FT<sup>2</sup>  
COMMERCIAL: TYPE OF BUSINESS PROPOSED N/A  
BUILDING SIZE N/A FT<sup>2</sup>

-----AFFIDAVIT-----

I HAVE REVIEWED THIS PERMIT AND I CERTIFY THAT ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND ANY APPLICABLE STATE OR COUNTY REGULATIONS.

SIGNATURE OF PROPERTY OWNER OR OWNER'S LEGALLY AUTHORIZED REPRESENTATIVE

Carley McBride

-----INSTALLATION SPECIFICATIONS-----

SEPTIC TANK CAPACITY 1200 GALLONS  
DRAINFIELD SIZE 500 SQUARE FEET  
DRAINFIELD ROCK MUST BE 5 FEET FROM FRONT OR REAR PROPERTY LINES AND 5 FEET FROM SIDE PROPERTY LINES. EXCAVATION CAN NOT EXTEND MORE THAN FIVE FEET FROM APPROVED INSTALLATION AREA.

TOP OF BUILDING STUB OUT IS REQUIRED TO BE A MINIMUM ELAVATION OF FINISH SOIL GRADE \* Not to exceed 18" of cover over D.F. Rock.

ISSUED BY: A. G. [Signature] DATE 9-21-88  
MARTIN COUNTY PUBLIC HEALTH UNIT

PLEASE NOTE:

- (1) IF BUILDING CONSTRUCTION DOES NOT START WITHIN ONE YEAR FROM DATE OF ISSUANCE, THIS PERMIT EXPIRES. IF BUILDING CONSTRUCTION STARTS WITHIN 1 YEAR FROM DATE OF ISSUANCE, THE DATE OF EXPIRATION WILL BE EXTENDED AN ADDITIONAL 90 DAYS.
- (2) APPLICANT IS RESPONSIBLE FOR REPLACING EXCAVATED SOILS WITH A GOOD GRADE OF SAND.
- (3) NA REINSPECTION FEE IF WELL NOT INSTALLED AT TIME OF ONSITE SEWAGE DISPOSAL SYSTEM INSPECTION.
- (4) INSPECTION RESULTS WILL BE POSTED ON BUILDING PERMIT OR ON ELECTRICAL BOX.
- (5) IF BUILDING STUBOUT IS PLACED MORE THAN 20 FEET FROM SEPTIC TANK OR DRAINFIELD, A HIGHER STUBOUT ELEVATION THAN SHOWN ABOVE WILL BE REQUIRED.
- (6) IF FILL IS REQUIRED, CONTACT MARTIN COUNTY BUILDING DIVISION.
- (7) IF ANY INFORMATION ON THIS PERMIT CHANGES, AN UPDATED APPLICATION IS REQUIRED.
- (8) IF WELL OR MOUND DRAINFIELD IS PROPOSED, SEE ATTACHED SKETCH OF ADDITIONAL SPECIAL REQUIREMENTS.

-----FINAL INSPECTION-----

CONSTRUCTION APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARTIN COUNTY PUBLIC HEALTH UNIT

AN APPROVED SYSTEM DOES NOT GUARANTEE PERFORMANCE



APPLICANT: MICHAEL M'BRIDE

LEGAL DESCRIPTION: AMENDED PLAT OF HOMEWOOD LOT 6 BLOCK E

-----SITE INFORMATION-----

1. IS THERE A SEPTIC SYSTEM OR OTHER INTERFERENCE WITHIN 75 FEET OF THE PROPOSED PRIVATE WELL? NO
2. IS THERE A POTABLE PRIVATE WELL WITHIN 75 FEET OF THE PROPOSED AVAILABLE AREA FOR THE PROPOSED SEPTIC SYSTEM? NO
3. IS THERE AN IRRIGATION WELL WITHIN 50 FEET OF THE AVAILABLE AREA FOR THE PROPOSED SEPTIC SYSTEM? NO
4. IS THERE A PUBLIC WELL THAT SERVES LESS THAN 25 PEOPLE OR LESS THAN 15 HOMES WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM? NO
5. IS THERE A PUBLIC WELL WHICH SERVES MORE THAN 25 PEOPLE OR MORE THAN 15 HOMES WITHIN 200 FEET OF THE PROPOSED SEPTIC SYSTEM? NO
6. IS THERE A GRAVITY SEWER LINE OR LIFT STATION WITHIN 100 FEET OF THE PROPOSED LOT? NO
7. IS THERE A LAKE, STREAM, WETLAND, OR SURFACE WATER WITHIN 75 FEET OF THE PROPOSED AVAILABLE AREA FOR THE PROPOSED SEPTIC SYSTEM? NO
8. IS THERE A PROPOSED OR EXISTING PUBLIC DRINKING WATER LINE WITHIN 10 FEET OF THE PROPOSED SEPTIC SYSTEM? NO
9. IS THERE A STORM WATER RETENTION AREA OR DRAINAGE EASEMENT WITHIN 15 FEET OF THE PROPOSED SEPTIC SYSTEM? NO
10. IS THE SEPTIC SYSTEM IN AN AREA PROPOSED FOR PAVING OR VEHICULAR TRAFFIC? NO
11. ARE ALL PRIVATE WELLS, SEPTIC SYSTEMS AND SURFACE WATER ON ADJACENT OR CONTIGUOUS LAND WITHIN 75 FEET OF THE APPLICANT'S LOT, IF PRESENT, SHOWN ON PLOT PLAN? YES
12. ARE ALL PUBLIC WELLS WITHIN 200 FEET OF THE APPLICANT'S LOT, IF PRESENT, SHOWN ON PLOT PLAN? YES
13. DOES THE PLOT PLAN INCLUDE A PLAT OF THE LOT OR TOTAL SITE OWNERSHIP DRAWN TO SCALE, BOUNDARIES WITH DIMENSIONS, LOCATIONS OF BUILDING OR RESIDENCES, SWIMMING POOLS, RECORDED EASEMENTS, THE PROPOSED SEPTIC SYSTEM, ANY PROPOSED OR EXISTING WELLS, PUBLIC WATER LINES, PAVED AREAS OR DRIVEWAYS, AND SURFACE WATERS SUCH AS LAKES, PONDS, STREAMS, CANALS, OR WETLANDS? YES
14. THERE IS 1800 SQUARE FEET OF AVAILABLE LAND TO INSTALL THE SEPTIC SYSTEM. THIS AREA EXCLUDES INTERFERENCES. SHADE THIS AVAILABLE AREA ON PLOT PLAN.

-----ELEVATIONS-----

1. CROWN OF ROAD ELEVATION 1017 NGVD SHOW LOCATION ON PLOT PLAN. IF ROAD IS NOT PAVED, BENCHMARK ELEVATION        NGVD SHOW LOCATION ON PLOT PLAN.
2. NATURAL GRADE ELEVATION IN AREA OF PROPOSED SEPTIC SYSTEM 11.0 NGVD SHOW LOCATION ON PLOT PLAN.
2. IS BUILDING LOCATED IN FLOOD HAZARD AREA "A" OR "V" AS IDENTIFIED ON FEMA MAPS? NO IF YES, WHAT IS THE MINIMUM REQUIRED FLOOD HAZARD FLOOR ELEVATION OF BUILDING?        NGVD.

NOTE: MUST BE CERTIFIED BY A FLORIDA REGISTERED SURVEYOR OF ENGINEER.

CERTIFIED BY: W.L. Williams  
FL. PROFESSIONAL NO. 1272  
DATE: 8-30-88 JOB NO.



745154

RESOLUTION NO. 88-2

RE: APPLICATION FOR VARIANCE TO  
TOWN OF SEWALL'S POINT  
ZONING ORDINANCES

Legal Description:

Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, of the Public Records of Martin County, Florida.

WHEREAS, MICHAEL and CARLEY McBRIDE, the owners of the above described real property, applied to the TOWN OF SEWALL'S POINT for a variance requesting a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; and

WHEREAS, notice of the public hearing on the variance application was duly published and mailed in accordance with the provisions of the Town Code, and a public hearing thereon was held on the 13th day of December, 1988, at 7:30 P.M. at the Town Hall of Sewall's Point; and

WHEREAS, based on the information presented this Board does hereby make the following findings of fact:

1. That a single-family house is currently under construction on the subject property.
2. That the lot was surveyed and survey stakes positioned as a preliminary matter to positioning the house on the lot prior to construction.
3. That the survey stake at the Southeast corner of the lot was not positioned in the correct location.
4. That the location of the house foundation by the contractor was based on measurements taken from a line connecting the Northeast corner survey stake to the incorrectly placed Southeast corner survey stake.
5. That as a result of the incorrect placement of the Southeast corner survey stake the house encroaches upon the Eastern side lot line setback by an amount varying between 12 and 21 1/2 inches.
6. That the applicant has requested this Variance to avoid the hardship of tearing down a significant portion of the house.

7. That No objection(s) to the proposed variance have been voiced by adjoining property owners.

8. That special conditions and circumstances exist which are peculiar to the land and structures involved, which are not applicable to other lands and structures in the same district.

9. That the special conditions and circumstances do not result from the actions of the applicant.

10. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to owners of the lands, buildings or structures in the same zoning district.

11. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance and would work unnecessary and undue hardship on the applicant.

12. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

13. That the reasons set forth in the application and as expressed during the hearing by the applicants justify the granting of Variance and satisfy the requirements of Section XV.B.2. of the Code of Ordinances of the Town of Sewall's Point, Florida.

NOW THEREFORE, be it resolved by the Board of Zoning Adjustment of the Town of Sewall's Point, Florida, that the application by MICHAEL and CARLEY McBRIDE, for a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2, as to the eastern lot line only, is GRANTED, subject to the following conditions and time limitations:

A. Conditions

1. This Variance shall be applicable only to the existing structure as currently designed and being built, as shown by Plans on file at the Sewall's Point Town Hall as of this date.

2. The Eastern side lot line Variance shall be from 21 1/2

CO R1  
BOOK 793 PAGE 471

inches to 12 inches, along the Eastern side of the house only, to accommodate the structure having been misplaced on the lot.

3. Any subsequent additions to the structure shall be in conformance with the side setback requirements of the Town Code.

B. Time Limitations The construction for which the variance has been approved has been commenced and must be completed within 300 days of this date. Failure to complete construction within this time limit shall void this variance.

The Secretary to this Board is hereby authorized and directed to record this Resolution in the Official Public Records of Martin County, Florida, and the Clerk of the Town of Sewall's Point is hereby directed to maintain this Resolution as part of the Official Records of the Town.

Duly passed and adopted at Public Meeting on December 13, 1988.

BOARD OF ZONING ADJUSTMENT  
TOWN OF SEWALL'S POINT, FLORIDA

By: Willie L. Donald  
Chairman

ATTEST:

Rose Peterson  
Secretary

APPROVED AS TO FORM AND LEGALITY

Douglas K. Sands, Attorney for the  
Board of Zoning Adjustment

cc: Town Clerk  
Applicant

BY AS  
D.C.  
ARSHA STUTTER  
CLERK OF CIRCUIT COURT  
89 DEC 21 PM 12:44

D.P. BOOK 793 PAGE 472

THIS PERMIT MUST BE DISPLAYED IN FRONT OF JOB

DO NOT REMOVE UNTIL JOB IS COMPLETED

OWNER Mr + Mrs Mike McBride  
CONTRACTOR Sea Coast Const Co  
LOT 6 BLOCK \_\_\_\_\_ SUB Homewood  
NO. 9 South Ridgview St. or Ave.

NO. 2405 Date Issued 9/23/88

Call 287-2455 From 8:00 A.M. - 12:00 Noon and  
1:00 P.M. - 4:00 P.M. For Inspections of Items 1 thru 13.

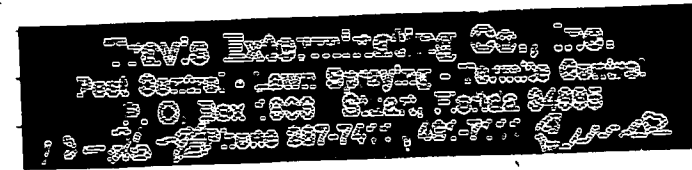
# TOWN OF SEWALL'S POINT BUILDING PERMIT

- \* REQUESTS FOR INSPECTIONS REQUIRE AT LEAST 24 HOURS NOTICE.
- \* ALL WORK MUST BE IN COMPLIANCE WITH THE TOWN OF SEWALL'S POINT ORDINANCES, THE SOUTH FLORIDA BUILDING CODE, THE STATE OF FLORIDA ENERGY EFFICIENCY BUILDING CODE AND ELEVATIONS BASED ON THE LATEST FLOOD INSURANCE RATE MAP.
- \* WORKING HOURS ARE FROM 8:00 to 5:00 P.M. MONDAY THRU SATURDAY. PORTABLE TOILET FACILITIES MUST BE ON JOB SITE BEFORE INITIAL INSPECTION.

| REQUIRED INSPECTIONS    | INSPECTOR'S FINDING | INSPECTOR'S SIGNATURE |
|-------------------------|---------------------|-----------------------|
| 1. LOT STAKES/SET BACKS |                     |                       |
| 2. TERMITE PROTECTION   | <u>10/26/88</u>     |                       |
| 3. FOOTING - SLAB       | <u>OK 10/27/88</u>  | <u>DB</u>             |
| 4. ROUGH PLUMBING       | <u>OK 10/20/88</u>  | <u>DB</u>             |
| 5. ROUGH ELECTRIC       | <u>OK 12/16/88</u>  | <u>DB</u>             |
| 6. LINTEL               |                     |                       |
| 7. ROOF                 | <u>OK 12/20/88</u>  | <u>DB</u>             |
| 8. FRAMING              | <u>OK 12/16/88</u>  | <u>DB</u>             |
| 9. INSULATION           | <u>OK 12/20/88</u>  | <u>DB</u>             |
| 10. A/C DUCTS           | <u>OK 12/16/88</u>  | <u>DB</u>             |
| 11. FINAL ELECTRIC      |                     |                       |
| 12. FINAL PLUMBING      |                     |                       |
| 13. FINAL CONSTRUCTION  |                     |                       |

TO CONSTRUCT New Residence

REMARKS:




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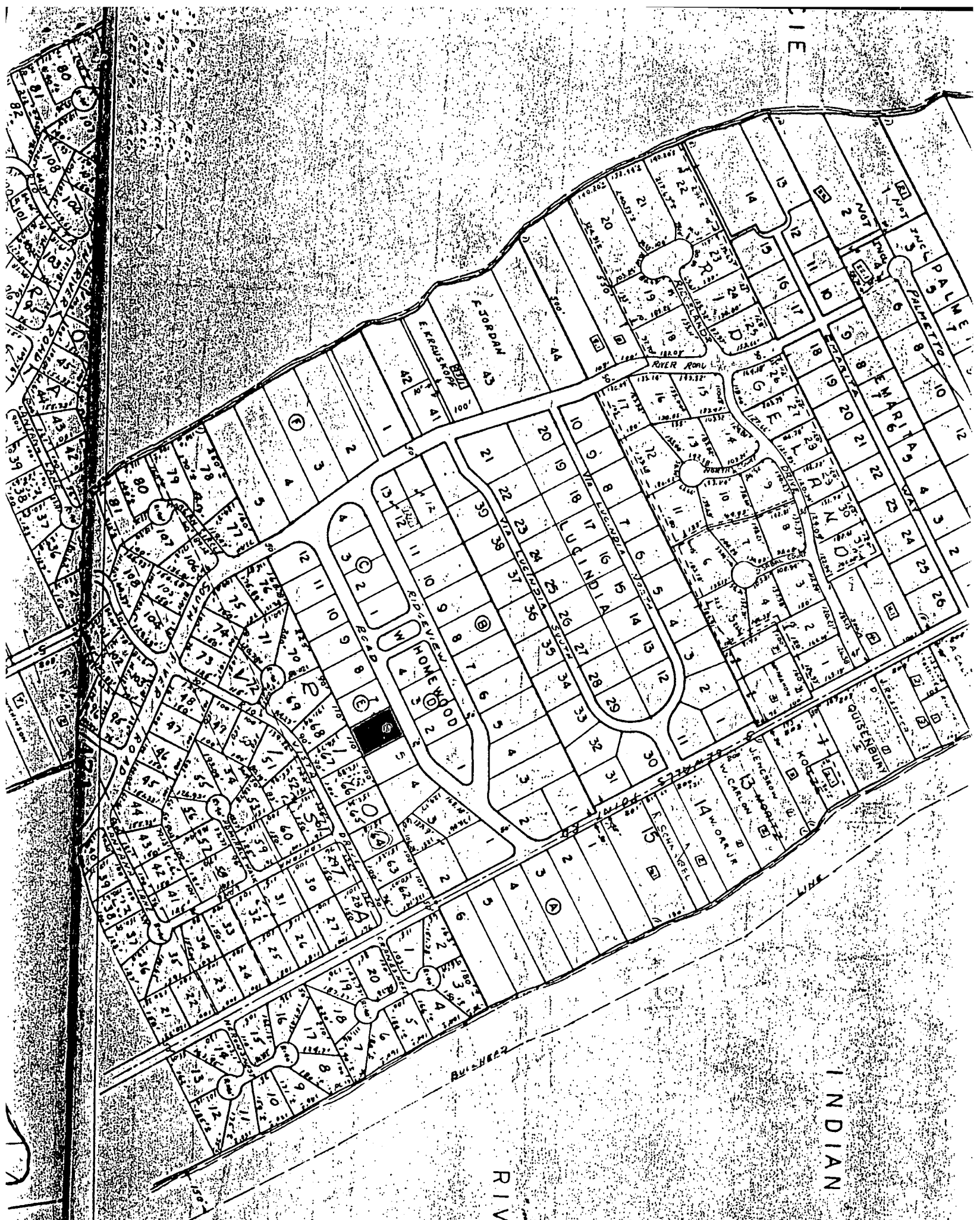
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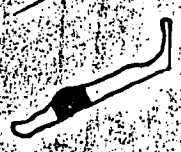
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Cable Ties Straps OK 11/30



INDIAN

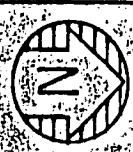
RIVER



SCALE 1:200'

ASSESSMENT MAP  
MARTIN COUNTY  
FLORIDA

SEWALLS PT



SECTION 38  
TOWNSHIP 41  
RANGE 17  
DATE 1-1-68

**2410**

**POOL**

Permit No. \_\_\_\_\_

Date \_\_\_\_\_

APPLICATION FOR A PERMIT TO BUILD A DOCK, FENCE, POOL, SOLAR HEATING DEVICE, SCREENED ENCLOSURE, GARAGE OR ANY OTHER STRUCTURE NOT A HOUSE OR A COMMERCIAL BUILDING

This application must be accompanied by three (3) sets of complete plans, to scale, including a plot plan showing set-backs; plumbing and electrical layouts, if applicable, and at least two (2) elevations, as applicable.

Owner MRS & MRS McBRIDE Present Address #9 S. Ridgeview Rd

Phone 283-6692 SEWALLS PT FL

Contractor DE STEFANO & MARTIN Pools Address 1501 Decker Ave #309

Phone 692-2450 STUART FL

Where licensed MARTIN CO License number SPO0807

Electrical contractor \_\_\_\_\_ License number \_\_\_\_\_

Plumbing contractor \_\_\_\_\_ License number \_\_\_\_\_

Describe the structure, or addition or alteration to an existing structure, for which this permit is sought: SWIMMING POOL

#9 S. RIDGEVIEW Rd SEWALLS Pt FL  
State the street address at which the proposed structure will be built:

Subdivision HOMewood Lot number 9 Block number E

Contract price \$ 11,285.00 Cost of permit \$ \_\_\_\_\_

Plans approved as submitted \_\_\_\_\_ Plans approved as marked \_\_\_\_\_

I understand that this permit is good for 12 months from the date of its issue and that the structure must be completed in accordance with the approved plan. I further understand that approval of these plans in no way relieves me of complying with the Town of Sewall's Point Ordinances and the South Florida Building Code. Moreover, I understand that I am responsible for maintaining the construction site in a neat and orderly fashion, policing the area for trash, scrap building materials and other debris, such debris being gathered in one area and at least once a week, or oftener when necessary, removing same from the area and from the Town of Sewall's Point. Failure to comply may result in a Building Inspector or Town Commissioner "red-tagging" the construction project.

Contractor Terry DeStefano

I understand that this structure must be in accordance with the approved plans and that it must comply with all code requirements of the Town of Sewall's Point before final approval by a Building Inspector will be given.

Owner Carily McBrade

TOWN RECORD  
Approved: Dale Brown 9/22/88  
Building Inspector Date

Date submitted \_\_\_\_\_

Approved: \_\_\_\_\_ Commissioner Date Final Approval given: \_\_\_\_\_ Date

Certificate of Occupancy issued (if applicable) \_\_\_\_\_ Date

SP1282 Permit No. \_\_\_\_\_

Approval of these plans in no way relieves the contractor or builder of complying with the Town of Sewall's Point Ordinances, the South Florida Building Code and the State of Florida Model Energy Efficiency Building Code.

745154

RESOLUTION NO. 88-2

RE: APPLICATION FOR VARIANCE TO  
TOWN OF SEWALL'S POINT  
ZONING ORDINANCES

Legal Description:

Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, of the Public Records of Martin County, Florida.

WHEREAS, MICHAEL and CARLEY McBRIDE, the owners of the above described real property, applied to the TOWN OF SEWALL'S POINT for a variance requesting a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; and

WHEREAS, notice of the public hearing on the variance application was duly published and mailed in accordance with the provisions of the Town Code, and a public hearing thereon was held on the 13th day of December, 1988, at 7:30 P.M. at the Town Hall of Sewall's Point; and

WHEREAS, based on the information presented this Board does hereby make the following findings of fact:

1. That a single-family house is currently under construction on the subject property.
2. That the lot was surveyed and survey stakes positioned as a preliminary matter to positioning the house on the lot prior to construction.
3. That the survey stake at the Southeast corner of the lot was not positioned in the correct location.
4. That the location of the house foundation by the contractor was based on measurements taken from a line connecting the Northeast corner survey stake to the incorrectly placed Southeast corner survey stake.
5. That as a result of the incorrect placement of the Southeast corner survey stake the house encroaches upon the Eastern side lot line setback by an amount varying between 12 and 21 1/2 inches.
6. That the applicant has requested this Variance to avoid the hardship of tearing down a significant portion of the house.



inches to 12 inches, along the Eastern side of the house only, to accommodate the structure having been misplaced on the lot.

3. Any subsequent additions to the structure shall be in conformance with the side setback requirements of the Town Code.

B. Time Limitations The construction for which the variance has been approved has been commenced and must be completed within 300 days of this date. Failure to complete construction within this time limit shall void this variance.

The Secretary to this Board is hereby authorized and directed to record this Resolution in the Official Public Records of Martin County, Florida, and the Clerk of the Town of Sewall's Point is hereby directed to maintain this Resolution as part of the Official Records of the Town.

Duly passed and adopted at Public Meeting on December 13, 1988.

BOARD OF ZONING ADJUSTMENT  
TOWN OF SEWALL'S POINT, FLORIDA

BY: Willie D. Donald  
Chairman

ATTEST:

Race Peterson  
Secretary

APPROVED AS TO FORM AND LEGALITY

Douglas K. Sands, Attorney for the  
Board of Zoning Adjustment

cc: Town Clerk  
Applicant

93 DEC 21 PM 12:44  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY MS D.C.

T.O.R. BOOK 793 PAGE 472

|                                    | <u>Mon</u><br><u>Dec 12</u> | <u>res.</u><br><u>Dec 13</u>            |
|------------------------------------|-----------------------------|---|
| Tom Hall                           | <u>OK</u>                   | <u>OK</u> ✓                             |
| μ & Brit                           | <u>OK</u>                   | <u>OK</u> ✓                             |
| olentic                            | ? OK                        | OK ✓                                    |
| Sands                              | OK                          | OK ✓                                    |
| <u>BZA</u><br>(Med 5)              |                             |   |
| William J. Fields                  | OK                          | <del>OK</del> ← <del>not avail!</del> + |
| William D. Connolly                | OK                          | OK ✓                                    |
| Rose Peterman                      | OK                          | OK ✓                                    |
| Bruno Gabrymowicz <sup>(Alb)</sup> | No Answer                   | -                                       |
| Hamilton Stiles                    | OK                          | OK ✓                                    |
| Amos Taylor                        | OK                          | OK ✓                                    |
| B.C. Glover <sup>(Alb)</sup>       |                             | OK ✓                                    |




DOUGLAS K. SANDS, P.A.

*Attorney at Law*

December 14, 1988

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

MEMORANDUM

TO: CLERK, TOWN OF SEWALL'S POINT  
FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY   
RE: McBRIDE VARIANCE: RESOLUTION NO. 88-2

As we have discussed, on December 13th the Board of Zoning Adjustment approved, by a 4-to-1 vote, the application of Mr. and Mrs. Michael McBride for a Variance. The original Resolution No. 88-2 is enclosed.

Rose Peterman, as Secretary to the Board, needs to affix her signature on page 3 where indicated. She indicated she would come to Town Hall for that purpose.

If you would be so kind as to see to her signature on the document and then forward the original document to the Clerk of the Circuit Court for Martin County so that it can be recorded in the public records and returned to Town Hall, it would be appreciated.

Upon the recorded Resolution being returned to you, the original should be maintained in the official Town files with a copy of the recorded Resolution forwarded to Mr. and Mrs. McBride and a copy forwarded to this office.

Thank you for your assistance

DKS:cal  
encl.

BEFORE THE BOARD OF ZONING ADJUSTMENT  
TOWN OF SEWALL'S POINT, FLORIDA

RESOLUTION NO. 88-2

RE: APPLICATION FOR VARIANCE TO  
TOWN OF SEWALL'S POINT  
ZONING ORDINANCES

Legal Description:

Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, of the Public Records of Martin County, Florida.

WHEREAS, MICHAEL and CARLEY McBRIDE, the owners of the above described real property, applied to the TOWN OF SEWALL'S POINT for a variance requesting a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; and

WHEREAS, notice of the public hearing on the variance application was duly published and mailed in accordance with the provisions of the Town Code, and a public hearing thereon was held on the 13th day of December, 1988, at 7:30 P.M. at the Town Hall of Sewall's Point; and

WHEREAS, based on the information presented this Board does hereby make the following findings of fact:

1. That a single-family house is currently under construction on the subject property.
2. That the lot was surveyed and survey stakes positioned as a preliminary matter to positioning the house on the lot prior to construction.
3. That the survey stake at the Southeast corner of the lot was not positioned in the correct location.
4. That the location of the house foundation by the contractor was based on measurements taken from a line connecting the Northeast corner survey stake to the incorrectly placed Southeast corner survey stake.
5. That as a result of the incorrect placement of the Southeast corner survey stake the house encroaches upon the Eastern side lot line setback by an amount varying between 12 and 21 1/2 inches.
6. That the applicant has requested this Variance to avoid the hardship of tearing down a significant portion of the house.

7. That No objection(s) to the proposed variance have been voiced by adjoining property owners.

8. That special conditions and circumstances exist which are peculiar to the land and structures involved, which are not applicable to other lands and structures in the same district.

9. That the special conditions and circumstances do not result from the actions of the applicant.

10. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to owners of the lands, buildings or structures in the same zoning district.

11. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance and would work unnecessary and undue hardship on the applicant.

12. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

13. That the reasons set forth in the application and as expressed during the hearing by the applicants justify the granting of Variance and satisfy the requirements of Section XV.B.2. of the Code of Ordinances of the Town of Sewall's Point, Florida.

NOW THEREFORE, be it resolved by the Board of Zoning Adjustment of the Town of Sewall's Point, Florida, that the application by MICHAEL and CARLEY McBRIDE, for a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2, as to the eastern lot line only, is GRANTED, subject to the following conditions and time limitations:

A. Conditions

1. This Variance shall be applicable only to the existing structure as currently designed and being built, as shown by plans on file at the Sewall's Point Town Hall as of this date.

2. The Eastern side lot line Variance shall be from 21 1/2

inches to 12 inches, along the Eastern side of the house only, to accommodate the structure having been misplaced on the lot.

3. Any subsequent additions to the structure shall be in conformance with the side setback requirements of the Town Code.

B. Time Limitations The construction for which the variance has been approved has been commenced and must be completed within 300 days of this date. Failure to complete construction within this time limit shall void this variance.

The Secretary to this Board is hereby authorized and directed to record this Resolution in the Official Public Records of Martin County, Florida, and the Clerk of the Town of Sewall's Point is hereby directed to maintain this Resolution as part of the Official Records of the Town.

Duly passed and adopted at Public Meeting on December 13, 1988.

BOARD OF ZONING ADJUSTMENT  
TOWN OF SEWALL'S POINT, FLORIDA

By: Willea L. Donnelly  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM AND LEGALITY

cc: Town Clerk  
Applicant

Douglas K. Sands  
Douglas K. Sands, Attorney for the  
Board of Zoning Adjustment

B. LIABILITY OF EMPLOYER OF INDEPENDENT  
CONTRACTOR [§§ 109-116]

General References

Florida Statutes §§ 769.01 et seq.  
ALR2d & 3d Quick Index, Independent Contractors § 2  
Am Jur 2d, Independent Contractors §§ 24 et seq.  
14 Am Jur Pl & Pr Forms (Rev), Independent Contractors, Forms  
21 et seq.

§ 109. In general

It is the general rule that an employer is not liable for the torts  
of an independent contractor or the latter's servants<sup>47</sup> over whom

47. Burch v Strange (1961, Fla App D1) 126 So 2d 898; Mastrandrea v J. Mann, Inc. (1961, Fla App D3) 128 So 2d 146, cert den (Fla) 133 So 2d 320; McMillion v Sinclair Refining Co. (1970, Fla App D1) 236 So 2d 151.

Orr v United States (1973, CA5 Fla) 486 F2d 270.

Restatement, Torts 2d §§ 409, 426.

Where one employs a contractor to do a job, and the contractor or his laborers or servants do the work in a negligent manner, causing injury or damage to a third person, the employer is not responsible for the damage. Mumby v Bowden (1889) 25 Fla 454, 6 So 453.

One who engages an independent contractor to perform a job for him, without reserving control and direction of the work, will not become liable for the negligence of an employee of the independent contractor. Mt. Dora v Voorhees (1959, Fla App D2) 115 So 2d 586, cert den (Fla) 119 So 2d 293.

In Florida Industrial Com. v State (1945) 155 Fla 772, 21 So 2d 599, it was held that the independent contractor and not his employer is responsible

for damage done by the negligent operation of one of the contractor's trucks.

An owner of real property is not vicariously liable for harm allegedly caused by the negligent discharge of a firearm by an employee of the independent contractor security corporation the owner hires to protect his property. Brien v 18925 Collins Ave. Corp. (1970, Fla App D3) 233 So 2d 847, 38 ALR3d 1328.

An electric company which had engaged an independent contractor to erect a new pole line was held not liable for injury to an employee of such independent contractor resulting from his jumping from the pole when it started to fall. Sandusky v Florida Power & Light Co. (1963, Fla App D3) 158 So 2d 792.

**Annotations:** When is employer chargeable with negligence in hiring careless, reckless, or incompetent independent contractor. 8 ALR2d 267.

**Annotations:** Liability for injuries occasioned by falling of awning or the like, as affected by hiring of independent contractor. 34 ALR2d 486, 493.

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& Co. v Pixler  
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2 Fla Jur 2d

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275

he reserves no control and direction of the work.<sup>47</sup> This rule of nonliability of an employer is based upon the theory that the characteristic incident of the relation created by an independent contract is that ~~the employer does not possess the power of controlling the person employed as to the details of the stipulated work, and it is, therefore, a necessary judicial consequence that the employer shall not be answerable for an injury resulting from the manner in which the details of the work are carried out by the independent contractor.~~<sup>48</sup> Moreover, the familiar principle that the negligence of another will not be imputed to a party if he neither authorized such conduct nor participated therein nor had the power to control it,<sup>50</sup> is particularly applicable to employers in regard to the acts of independent contractors whom they have engaged.<sup>51</sup> This rule of nonliability also applies to trespass by an

Route driver or salesman as independent contractor of merchandise producer or processor, for purposes of respondeat superior doctrine. 53 ALR2d 183.

Liability of contractor or owner of building being demolished for injuries to infant on premises. 64 ALR2d 972.

Railroad company's liability for injury or death of pedestrian due to condition of surface of crossing as affected by independent contractor's duty to repair crossing. 64 ALR2d 1199, 1224.

Liability of one contracting for private police or security service for acts of personnel supplied. 38 ALR3d 1332.

Liability for alleged negligence of independent servicer or repairer of aircraft. 41 ALR3d 1320.

**Forms:** Defense by owner as to occurrence of injury while construction under control of independent contractor—negligence that of independent contractor and not of owner. 14 Am Jur Pl & Pr Forms (Rev), Independent Contractors, Form 4.

Instruction to jury as to nonliability

of employer for negligent acts of independent contractor. 14 Am Jur Pl & Pr Forms (Rev), Independent Contractors, Form 46.

48. *Mt. Dora v Voorhees* (1959, Fla App D2) 115 So 2d 586, cert den (Fla) 119 So 2d 293.

49. Am Jur 2d, Independent Contractors § 24.

In wrongful death action for death of son shot by security guard at theater, summary judgment against theater owner properly granted in absence of evidence that theater exercised either supervision or control over security guard or had knowledge of his dangerous propensities. *Williams v Wometco Enterprises, Inc.* (1973, Fla App D3) 287 So 2d 353, cert den (Fla) 294 So 2d 93.

50. See Fla Jur 2d, NEGLIGENCE.

51. *Gulf Refining Co. v Wilkinson* (1927) 94 Fla 664, 114 So 503.

*Sandusky v Florida Power & Light Co.* (1963, Fla App D3) 158 So 2d 792.

independent contractor when it is in the direction of another party.

On the other hand, when the contractor is in the direction of the employer, the contractor's negligence in the manner of its performance arises as a

Liability for negligent act of truckdriver against trucking company clear driver was an independent contractor. *Roark v Peter* 242 So 2d 199.

52. *Burch v* (Fla) 126 So 2d

53. *Mt. Dora v Voorhees* (1959, Fla App D2) 115 So 2d 586, cert den (Fla) 119 So 2d 293.

However, the contractor's negligence in the manner of its performance in the city to an independent contractor change the relationship and servant to become liability of the employee of the contractor. *Mt. Dora v Voorhees* (1959, Fla App D2) 115 So 2d 586, cert den (Fla) 119 So 2d 293.

**Forms:** Instruction to jury as to nonliability of independent contractor based on work to extent of independent contractor. 14 Am Jur Pl & Pr Forms (Rev), Independent Contractors, Form 4.



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2 Fla Jur 2d

independent contractor. Thus, where a trespass is by an independent contractor, the other party to the contract is not liable for it when it is not authorized in any way by the contract unless such other party controls the work or authorizes the specific act.<sup>52</sup>

~~On the other hand, if the employer interferes or meddles with the job of the contractor to the extent of assuming the detailed direction of it, he thereby becomes the master of the independent contractor's employees.<sup>53</sup> And, of course, where the employer has the right to direct or control the performance of the work, or the manner of its accomplishment, the master and servant relationship arises as a basis for imposing liability on the employer.<sup>54</sup>~~

Liability for allegedly negligent act of truckdriver could not be charged against trucking company where the contract between the driver and the company clearly established that such driver was an independent contractor. Roark v Peters (1970, Fla App D1) 242 So 2d 199.

52. Burch v Strange (1961, Fla App D1) 126 So 2d 898.

53. Mt. Dora v Voorhees (1959, Fla App D2) 115 So 2d 586, cert den (Fla) 119 So 2d 293; Easton v Weir (1960, Fla App D2) 125 So 2d 115.

However, mere suggestion as to details of the work by way of co-operation in the undertaking by an agent of the city to an employee of an independent contractor is not enough to change the relationship to that of master and servant and thus cause the city to become liable for the negligence of the employee of such independent contractor. Mt. Dora v Voorhees (1959, Fla App D2) 115 So 2d 586, cert den (Fla) 119 So 2d 293.

Forms: Instruction to jury as to liability of employer of independent contractor based on interfering with work to extent of exercising control. 14 Am Jur Pl & Pr Forms (Rev), Independent Contractors, Form 28.

2 Fla Jur 2d

54. St. Johns & H. R. Co. v Shalley (1894) 33 Fla 397, 14 So 890.

Burch v Strange (1961, Fla App D1) 126 So 2d 898.

A major apparent exception to the general rule that a person is not liable for the torts of his independent contractor occurs when the employer has the right to direct or control the performance of the work or the manner of its accomplishment, for then the master and servant relationship arises as a basis for imposing liability on the employer. However, this exception, basically considered is more apparent than real, for, when such control exists, the worker may bear the relation of servant or employee to the employer rather than that of independent contractor. Peairs v Florida Publishing Co. (1961, Fla App D1) 132 So 2d 561.

Where the foreman of a company engaged in the business of repairing rain gutters was employed by a landlord to repair a gutter, and an under-workman was sent to do the job which required only a few hours work and no surrender of the premises or control of the roof, the landlord directing the work as to the time to begin and

ing. A self-inflicted  
a variance.<sup>40</sup> Furth

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ity Realty Co., Inc.

042-67

variance is essentially an administrative procedure and dif-  
fers from a change in zoning which is legislative.<sup>41</sup> The Flor-  
ida Supreme Court has approved the board's discretionary  
power to grant variances for "unnecessary hardship."<sup>42</sup>

Rayne Property Taxpayers Ass'n, 369 So.2d 996 (Fla. 3d DCA  
1979).

City of Miami Beach v. Breit Bay, Inc., 190 So.2d 354 (Fla.  
App. 1966), cert. denied 200 So.2d 809 (Fla. 1967), held that when  
a property owner was seeking a change in zoning rather than a  
variance, it was not necessary to appear first before the Board of  
Adjustment when that board had no authority to effectuate a  
change in zoning.

Power to grant a variance from a zoning ordinance did not give  
the board of adjustment the power to rezone an area since only the  
governing body of a city has such power. Clarke v. DiDo, 226 So.2d  
93 (Fla. App. 1969).

The power to grant variances is not equivalent to the power to  
effectuate the amendment of zoning ordinance by authorizing a  
nonconforming use in a zoning district where such use is unautho-  
rized. Orlando v. Comtois, 223 So.2d 560 (Fla. App. 1969).


Tau Alpha Holding Corp. v. Board of Adjustments, 126 Fla.  
App. 171 So. 819 (1937); Troup v. Bird, 53 So.2d 717 (Fla. 1951).

that a property owner is unable to assert a self-created hardship,  
see *Josephson v. Autrey*, 96 So.2d 784 (Fla. 1957); see N. 40 *supra*. See  
also *Bartley*, N. 3 *supra* at 372-373, and 1 *Rathkopf, The Law of  
Zoning and Planning*, 647, for reference to the standard of "practical  
difficulty or unnecessary hardships" used in many jurisdictions.

The City of Miami charter also specifies that variances may be  
granted for "practical difficulties and unnecessary hardships." See  
*Elwyn v. City of Miami*, 113 So.2d 849 (Fla. App. 1959), also hold-  
ing a self-inflicted hardship insufficient. The same case stated that  
the hardship must be unique to the particular parcel and not com-  
mon to the area.

*City of Hialeah v. Woods*, 121 So.2d 41 (Fla. App. 1960), cert.  
den. 125 So.2d 879 (Fla. 1960), affirmed an injunction against an  
ordinance granting a variance on the basis of *Elwyn v. City of  
Miami*, cited *supra* this note.

*Union Trust Company v. Lucas*, 125 So.2d 582 (Fla. App. 1960).  
See *Bd. of Adjustment of City of Ft. Lauderdale v. Kremer*, 139  
So.2d 448 (Fla. App. 1962), denying a variance where there was no  
hardship other than one general to all property similarly located.



DOUGLAS K. SANDS, P.A.

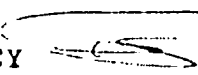
*Attorney at Law*

November 28, 1988

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

MEMORANDUM

TO: MEMBERS AND ALTERNATES OF THE SEWALL'S POINT BOARD  
OF ZONING ADJUSTMENT

FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY 

RE: APPLICATION OF MR. AND MRS. McBRIDE: AMENDED STATEMENT  
OF BENEFITS

The Applicant has submitted an Amended Statement of Benefits to correct the original amount of the variance request and the location on the corner of the lot where the survey monument error occurred.

Please attach this to the application and use as a reference in this matter.

DKS:cal  
encl.

cc: Town Clerk, Joan Barrow

AMENDED  
STATEMENT OF BENEFITS

Applicants: Carley and Michael McBride

The applicants purchased the subject lot in 1987. Prior to that point in time, a survey was conducted. It was recertified subsequent to their purchase. Over a year after the recertification of the survey, construction began on their new home. The contractor relied on existing and exposed survey monuments in the determination of the placement of the slab. Subsequent to the inception of the construction, an additional survey monument was found buried on the SE corner of the lot. It was later determined that this "additional" monument was in fact the correct survey marker. This monument is located west of the monument relied on by the contractor. (See attached diagram). It has been verified that the buried monument is the correct survey marker. The monument relied upon was not part of the survey of this lot.

Additionally, it has now been determined that the house as presently being constructed encroaches into the side setback on the easterly side of the house from its widest point of 21 1/2 inches to 12 inches. It is the applicant's contention that the mistake of the surveyor and contractor are special conditions and circumstances that would not be applicable to other structures in the same zoning district. By authorizing the minimal side setback variance of no more than 22 inches, this Board would be granting the minimum variance to allow the reasonable use of the land without a significant additional cost to their new home. It is also the applicant's belief that the grant of variance will be so minimal as to not affect the harmony of the town, nor will it be injurious to the area.

As the Board has the authority owing to special conditions as stated above, to grant relief of the side setback. The result of denial of the variance would result in unnecessary hardship to the McBride family.



DOUGLAS K. SANDS, P.A.

*Attorney at Law*

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

November 16, 1988

MEMORANDUM

TO: MEMBERS AND ALTERNATES OF THE SEWALL'S POINT BOARD  
OF ZONING ADJUSTMENT

FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY *DKS*

RE: APPLICATION OF MR. AND MRS. McBRIDE FOR SIDE SETBACK  
VARIANCE

Enclosed is a copy of the application.

It appears an incorrect survey reference was used by the contractor to measure and position the location of the house foundation slab.

The hearing has been scheduled for Tuesday, December 13, 1988, at 7:30 P.M., at Sewall's Point Town Hall. This was scheduled based on the committment of the following to be present and provide a quorum: Mr. Connolly, Mrs. Peterman, Mr. Styles, Mr. Taylor, and Mr. Glover. At the time of our telephone poll, no answer was received at the home of Mr. Gabrymowicz, and Mr. Fields indicated a scheduling conflict. As we need five members and alternates to constitute a quorum, it is very important that everyone attend.

A copy of the Notice which has been published in the press is also enclosed. Additional information may be available at Town Hall and I urge you to visit the construction site prior to the December hearing.

Please call if you have questions. Thank you for your attention and willingness to serve.

DKS:cal  
encl.

cc: Clerk, Town Hall



DOUGLAS K. SANDS, P.A.

*Attorney at Law*

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

November 16, 1988

Michael Olenick, Esq.  
Fry & Olenick, P.A.  
900 E. Ocean Blvd.  
Suite 120  
Stuart, Florida 34996

Re: McBride Variance, application, Town of Sewall's Point

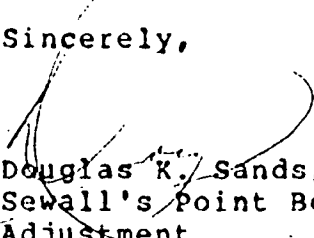
Dear Michael:

As we have discussed, the variance hearing has been scheduled for Tuesday, December 13th, at 7:30 P.M., Town Hall. A copy of the Notice to be published in the Stuart News is enclosed for your information. As you know, you and your client will have the responsibility of providing notification to all property owners within 300 feet of the subject property by certified mail, return receipt requested, of the application. A form letter is available at the Sewall's Point Town Hall to be of assistance and guidance.

At the time of the hearing please be prepared to present the receipts for all property owners, together with a copy of the letter which you have sent. The Clerk of the Town will arrange for the posting of a notice on the property.

If you have any questions, please don't hesitate to call.

Sincerely,

  
Douglas K. Sands, Attorney for the  
Sewall's Point Board of Zoning  
Adjustment

DKS:cal  
encl.

DOUGLAS K. SANDS, P.A.

— *Attorney at Law* —

P. O. BOX 287  
STUART, FLORIDA 33495  
TELEPHONE (305) 281-2820

November 16, 1988

The Stuart News

---

~~XXXXXXXXXXXXXXXXXXXX~~

Please publish the attached Notice on November 21,  
1988.

The statement should be sent to Joan Barrow, Town  
Clerk, Sewall's Point Town Hall, One South Sewall's  
Point Road, Sewall's Point, Stuart, Florida.

Thank you,

*Christina A. Lowther*

Christina A. Lowther, Secretary  
to Douglas K. Sands

NOTICE OF  
PUBLIC HEARING

Town of Sewall's Point  
Board of Zoning Adjustment

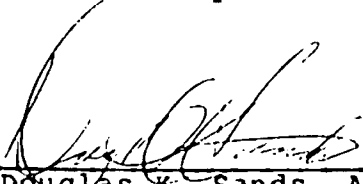
TO THE PUBLIC AND ALL OTHERS WHOM IT MAY CONCERN: You are notified that on TUESDAY, DECEMBER 13, 1988, at 7:30 P.M., at the TOWN HALL, SEWALL'S POINT, FLORIDA a Public Meeting and Hearing will be held for the following purposes:

1. Public Hearing on the application of Carley and Michael McBride seeking a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; the property is described as Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, Martin County, Florida public records, and is located on South Ridgeview Road, Sewall's Point, Florida.

Written comments may be sent to the Board of Zoning Adjustment, Sewall's Point Town Hall, One South Sewall's Point Road, Sewall's Point, Stuart, Florida 34994

The Public is invited to attend and present their views.

Publish: November 21, 1988



---

Douglas K. Sands, Attorney  
For Board of Zoning Adjustment  
Town of Sewall's Point, Florida





DOUGLAS K. SANDS, P.A.

*Attorney at Law*

November 16, 1988

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

Mr. Barry Glover  
14 Riverview Drive  
Sewall's Point  
Stuart, Florida 34994

Dear Mr. Glover:

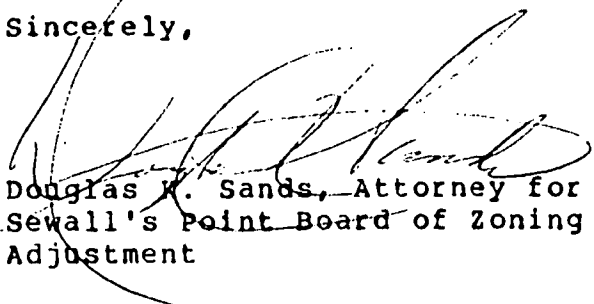
As attorney for the Sewall's Point Board of Zoning Adjustment, please permit me to welcome you as a newly appointed Alternate on the Board, and to also enclose a copy of Appendix B of the Town Code regarding the Board of Zoning Adjustment, with the powers and duties, as well as an article on Variances for your information.

I appreciate your willingness to serve on this important Board. Our Board normally meets when required by applicants seeking variances or other action which the Board is empowered to take. As we require five members or alternates to have a quorum, with a total of seven it is not unusual for alternates to serve as factfinders in adjudicating the applications presented.

My memo regarding the McBride request for variance is enclosed. If you have questions regarding the Board, please don't hesitate to call. Typically at the time of the hearing I will have prepared two resolutions as formatted for either (a) granting the variance; or (b) denying the variance. It is also possible for the Board, if it grants the variance, to set any special conditions or time limitations which it deems are appropriate.

Again, thank you for your willingness to serve and please don't hesitate to call me if I can be of assistance.

Sincerely,

  
Douglas K. Sands, Attorney for the  
Sewall's Point Board of Zoning  
Adjustment

DKS:cal  
encl.

APPLICATION TO

THE TOWN OF SEWALL'S POINT

BOARD OF ZONING ADJUSTMENT

PLEASE TYPE OF PRINT

W. We, Carley and Michael McBride of Post Office Box 96-7027  
 name of applicant address  
Stuart, Florida 34995  
 city state zip

do hereby make application to the Town of Sewall's Point Board of Zoning Adjustment on the following property legally described as:

Lot 6, Block E, Subdivision Homewood according to map  
 of Plat Book 3, Page 35, Section \_\_\_\_\_, Township \_\_\_\_\_ South,  
 Range \_\_\_\_\_ East, of the public records of Martin County, Florida, or prop-  
 erty otherwise described as metes and bounds. (Please include current street address)  
 (long legal description may be attached separately.)

S. Ridgeview Road, Sewall's Point, Florida 34996

for the purpose of Variance of Side Setback VIG(2)  
 (indicate the specific section of Zoning Regulations, Zoning Res-  
 olution, Zoning Ordinance)

Variances

To authorize upon appeal such variance from the terms of 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 a variance, an application must be submitted which demonstrates:

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 the actions of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.
4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance 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 grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, 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 variance is granted, shall be deemed a violation of the ordinance.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the variance 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 grounds for the issuance of a variance.

Notice of Public Hearing shall be posted on the property for which the variance is sought and upon the Town Hall bulletin board. Notice shall be published at least eighteen (18) days prior to the public hearing in the Jensen Beach Mirror or other newspaper of general circulation printed in Martin County, and notice shall be sent by certified mail, return receipt requested, by applicant and at applicant's expense, to owners of record of real property involved in said request, with the mailing of said notices being at least eighteen (18) days prior to the date of the hearing.

This certifies that the above statement is correct and accurate. It is also certified 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 order, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. It is further certified that I have read the instructions on the attached sheet and fully understand the conditions set forth and will comply fully with them knowing that failure to comply or omission thereof may result in no action being taken by the Board.



Signature of Applicant or Attorney  
Michael H. Olenick, Esquire  
November 15, 1988

date

DO NOT WRITE BELOW THIS LINE

date application filed \_\_\_\_\_

checked for completeness by \_\_\_\_\_ date \_\_\_\_\_

date copies to Board and Commissioners \_\_\_\_\_

date sign posted \_\_\_\_\_ checked by \_\_\_\_\_

legal notice published/date \_\_\_\_\_ paper \_\_\_\_\_

letters to nearby owners checked/date \_\_\_\_\_ by \_\_\_\_\_

date of public hearing \_\_\_\_\_

disposition of case - approved \_\_\_\_\_ not approved \_\_\_\_\_

resolution signed \_\_\_\_\_ date \_\_\_\_\_

follow-up date if approval was conditional \_\_\_\_\_

follow-up date entered on Town calendar/date \_\_\_\_\_ by \_\_\_\_\_

copies of Board Chairman's report to Commission/date \_\_\_\_\_

closed file \_\_\_\_\_

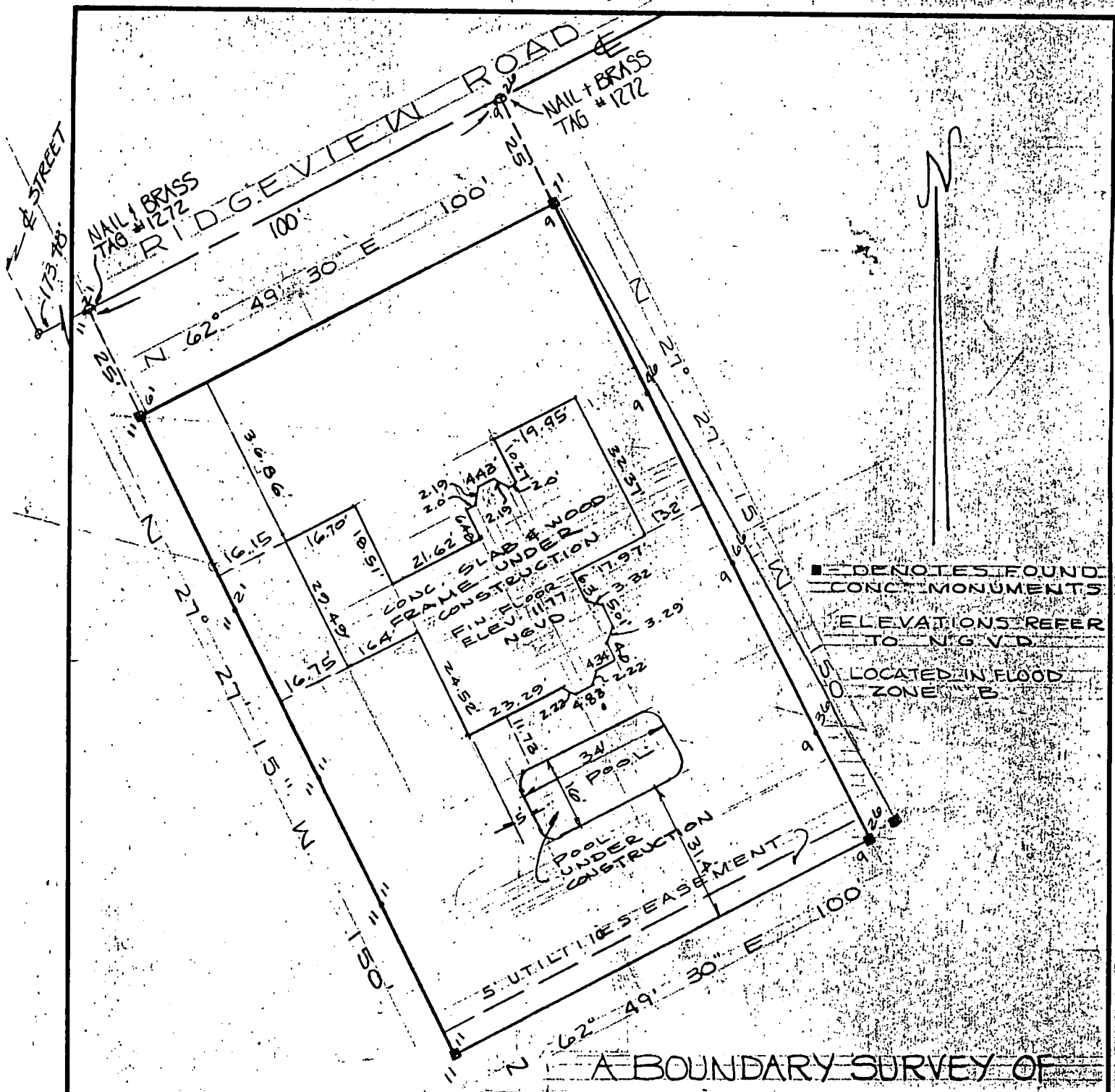
## STATEMENT OF BENEFITS

Applicants: Carley and Michael McBride

The applicants purchased the subject lot in 1987. Prior to that point in time, a survey was conducted. It was recertified subsequent to their purchase. Over a year after the recertification of the survey, construction began on their new home. The contractor relied on existing and exposed survey monuments in the determination of the placement of the slab. Subsequent to the inception of the construction, an additional survey monument was found buried on the ~~SW~~ corner of the lot. It was later determined that this "additional" monument was in fact the correct survey marker. This monument is located west of the monument relied on by the contractor. (See attached diagram). It has been verified that the buried monument is the correct survey marker. The monument relied upon was not part of the survey of this lot.

Additionally, it has now been determined that the house as presently being constructed encroaches into the side setback on the easterly side of the house from its widest point of 18 inches to 12 inches. It is the applicant's contention that the mistake of the surveyor and contractor are special conditions and circumstances that would not be applicable to other structures in the same zoning district. By authorizing the minimal side setback variance of no more than 18 inches, this Board would be granting the minimum variance to allow the reasonable use of the land without a significant additional cost to their new home. It is also the applicant's belief that the grant of variance will be so minimal as to not affect the harmony of the town, nor will it be injurious to the area.

As the Board has the authority owing to special conditions as stated above, to grant relief of the side setback. The result of denial of the variance would result in unnecessary hardship to the McBride family.



■ DENOTES FOUND CONCT. MONUMENTS  
 ELEVATIONS REFER TO NGVD  
 LOCATED IN FLOOD ZONE "B"

A BOUNDARY SURVEY OF  
 LOT 6, BLOCK "E"  
 AMENDED PLAT OF HOMEWOOD

This survey meets the minimum technical standards for Land Surveying in Florida as prescribed in Chapter 21HH-6, F.A.C.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

FOR ADDED TIE IN 11-5-88  
 UPDATED 1-4-88  
 CARLEY & MICHAEL MCBRIDE  
 UPDATED 9-23-87

This survey meets the minimum technical standards for Land Surveying in Florida, as prescribed in Chapter 21HH-6, F.A.C. I hereby certify to Sun Bank/Treasure Coast, N.A.; Carley McBride and Michael McBride and Chicago Title Insurance Company that the sketch shown hereon is a correct representation of a survey done under my direction and is true and correct to the best of my knowledge and belief. There are no encroachments unless otherwise shown. No search of the public records made for errors or omissions of said description. Easements of record not shown unless furnished.

**DON WILLIAMS & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 1115 E. OCEAN BLVD. STUART, FLA. 34996  
 (305) 283-2977

*W.L. Williams*  
 W.L. WILLIAMS  
 R.L.S. FLA. REG. No. 1272

|                 |               |                                |              |          |
|-----------------|---------------|--------------------------------|--------------|----------|
| SCALE: 1" = 30' | DATE: 5-16-85 | F.B. 231 / 200 Page 24-25 / 34 | PLAT BOOK: 3 | PAGE: 35 |
|                 |               | W.O. # 1559                    |              |          |

676348

THIS INSTRUMENT WAS PREPARED BY:  
**GEORGE W. SOMMER, P.A.**  
Attorney at Law  
788 Colorado Avenue  
P.O. Box 2210  
STUART, FLORIDA 33495  
(905) 287-2233

# Warranty Deed

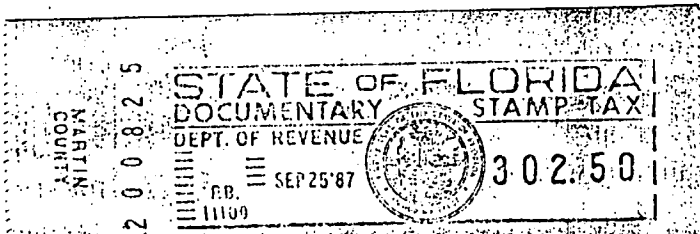
 (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 25<sup>th</sup> day of September 1987, Between  
WILLIAM R. COMPTON, a single person  
of the County of Martin, State of Florida, grantor, and  
CARLEY McBRIDE  
whose post office address is 17 S. Ridgeview Road, Stuart, Florida 34996  
of the County of Martin, State of Florida, grantee,

**Witnesseth,** That said grantor, for and in consideration of the sum of -----  
Ten and no/100's (\$10.00) ----- Dollars,  
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 fol-  
lowing described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 6, Block E, according to the Amended Plat of HOMEWOOD, SEWALL'S POINT,  
Martin County, Florida, on file and of record in the Office of the Clerk  
of the Circuit Court in and for Martin County, Florida in Plat Book 3,  
Page 35.

SUBJECT to restrictions, reservations and easements of record.



FILED FOR RECORD  
MARTIN CO. FLA.  
87 SEP 25 AM 10:06  
BY M. A. STILLER  
CLERK OF CIRCUIT COURT  
D.C.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

**In Witness Whereof,** Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed (sealed and delivered in our presence):

George W. Sommer  
John Ferriman

William R. Compton (Seal)  
WILLIAM R. COMPTON (Seal)  
(Seal)  
(Seal)

STATE OF Florida  
COUNTY OF Martin  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared WILLIAM R. COMPTON, a single person,  
to me known to be the person described in and who executed the foregoing instrument and acknowledged before  
me that he executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of September  
1987.

My commission expires:  
Notary Public, State of Florida  
My Commission Expires Oct. 4, 1988  
Bonded Thru Troy Fein - Insurance, Inc.  
Joseph P. Combs Notary Public  
OR BOOK 736 PAGE 1487

FLORIDA ABSTRACT & TITLE INSURANCE CO.

OF STUART, FLORIDA

SPECIAL CERTIFICATE NO. 30078

We hereby certify that a search has been made of the public records of Martin County, Florida, regarding a 300 foot area surrounding a parcel of land being described as follows:

Lot 6, Block E, HOMEWOOD, according to the plat thereof recorded in Plat Book 3, page 29, Martin County, Florida, public records.

And we find that the apparent titleholders of land within a 300 foot perimeter of the subject property to be as listed below.

JEROME M. & BABETTE L. McCARTHY  
78 Barkers Point Road  
Sands Point  
Long Island, NY 11050  
Lot 4, Blk B, Homewood

DONALD M. WEINER  
9 Ridgeview Road North  
Stuart, FL 34996  
Lot 5, Blk B, Homewood

VICKI M. WAUGAMAN  
10 N. Ridgeview Road  
Stuart, FL 34996  
Lot 6, Blk B, Homewood

SUSAN-DECKER  
12 Ridgeview Road  
Stuart, FL 34996  
Lot 7, Blk B, Homewood

RAYMOND H. & GLENDA ARMSTRONG  
16217 Fantasia Drive  
Tampa, FL 33624  
Lot 8, Blk B, Homewood

RICHARD C. & MIRIAM M. HARRIS  
18 Ridgeview Road North  
Stuart, FL 34996  
Lot 9, Blk B, Homewood.

JOHN B. JR. & PRISCILLA PAGANO  
PHILIP POTTER & P. I. PAGANO  
P. O. Box 640  
Vineland, NJ 08360  
Lots 1 & 2, Blk C, Homewood

DONALD & ONA JOAN RICHARDSON  
7 North Ridgeview Road  
Stuart, FL 34996  
Lot 1, Blk D, Homewood

KENNETH P. & J. E. KING  
P. O. Box 1026  
Jensen Beach, FL 34957  
Lot 2, Blk D, Homewood

JANET B. MENNELLA  
Box 64  
Brightwaters, NY 11718  
Lot 3, Blk D, Homewood

GLENN H. & GAIL L. GUMBINNER  
12 South Ridgeview Road  
Stuart, FL 34996  
Lot 4, Blk D, Homewood

TOWN OF SEWALL'S POINT  
1 Sewalls Pt. Road  
Stuart, FL 34994  
Lot W, Betw Blks C & D, Homewood

CONTINUED ON PAGE 2

IN WITNESS WHEREOF, FLORIDA ABSTRACT & TITLE INSURANCE CO. OF STUART has caused these presents to be signed in its name, by its duly authorized representative and its Corporate Seal to be affixed hereto, this 14th day of November, 1988.

FLORIDA ABSTRACT & TITLE INS. CO. OF STUART

By: 

Nancye J. Gunn  
Abstractor/Examiner

NO. 30078

Page 2

-----o0o-----

LEONARD J. & BEVERLY L. HART  
83 S. Sewalls Point Road  
Stuart, FL 34996  
Lt 2 & pt Lt 3, Blk E, Homewood

JOHN T. & ALISON K. KENNEDY  
2 South Ridgeview Road  
Stuart, FL 34996  
Pt Lot 3, Blk E, Homewood

JERRY L. & BARBARA A. JOHNSON  
P. O. Box 94-7100  
Stuart, FL 34994  
Lot 4, Blk E, Homewood

CARL M. & W. APUZZO  
8 Miramar Rd.  
Stuart, FL 34994  
Lot 5, Blk E, Homewood

MARY CSER  
9187 Pekin Road  
Novelty, OH 44072  
Lot 7, Blk E, Homewood

WILLIAM L. & STEPHANIE P. KIGHT  
15 S. Ridgeview Road  
Stuart, FL 34996  
Lot 8, Blk E, Homewood

ROBERT & MARGARET CARELL  
8267 S. Fed. Hwy  
Port St. Lucie, FL 34952  
Lot 9, Blk E, Homewood

MICHAEL E. & CHRISTINE B. SWEET  
19 S. Ridgeview Road  
Stuart, FL 34996  
Lot 10, Blk E, Homewood

GEORGE J. & ELIZABETH BARKER  
5 Rio Vista Dr.  
Stuart, FL 34996  
Lot 29, Rio Vista

JAMES C. & SHARON J. STRAIT  
17 Rio Vista Dr.  
Stuart, FL 34996  
Lot 50, Rio Vista

RAMON L. & AIMEE H. RIZZO  
15 Rio Vista Drive  
Stuart, FL 34996  
Lot 51, Rio Vista

JACK D. & JOYCE HUDSON  
11 Rio Vista Drive  
Stuart, FL 34996  
Lot 52, Rio Vista

GARY & KATHLEEN SHEFFIELD  
1419 Wincanton Drive  
Deerfield, IL 60015  
Lot 60, Rio Vista

MARTIN & ANNE LISE DROEGE  
9 Rio Vista Drive  
Stuart, FL 34996  
Lot 61, Rio Vista

R. A. & J. E. MELTZER  
R. H. BUCHMAN  
4 Rio Vista Drive  
Stuart, FL 34996  
Lot 63, Rio Vista

JOHN E. & DOROTHY A. DALTON  
6 Rio Vista Drive  
Stuart, FL 34996  
Lot 64, Rio Vista

HELEN K. HAZARD  
5809 Rier Drive, Hollowing Point  
Lorton, VA 22079  
Lot 65, Rio Vista

HENRY K. & HILDEGARD KRZEPISZ  
10 Rio Vista Drive  
Stuart, FL 34996  
Lot 66, Rio Vista

AMOS & ELAINE TAYLOR  
11 Palm Road, Sewalls Point  
Stuart, FL 34996  
Lot 67, Rio Vista

CARMEL & DOLORES LOFFREDO  
14 Rio Vista Drive  
Stuart, FL 34996  
Lot 68, Rio Vista

KATHERINE H. McABEE  
23 S. Ridgeview Road  
Stuart, FL 34996  
Lot 69, Rio Vista

WILLIAM R. DRARY (TR)  
555 Colorado Ave.  
Stuart, FL 34994  
Lot 70, Rio Vista

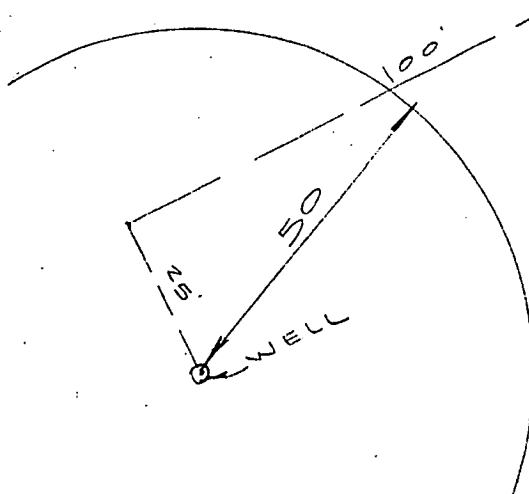
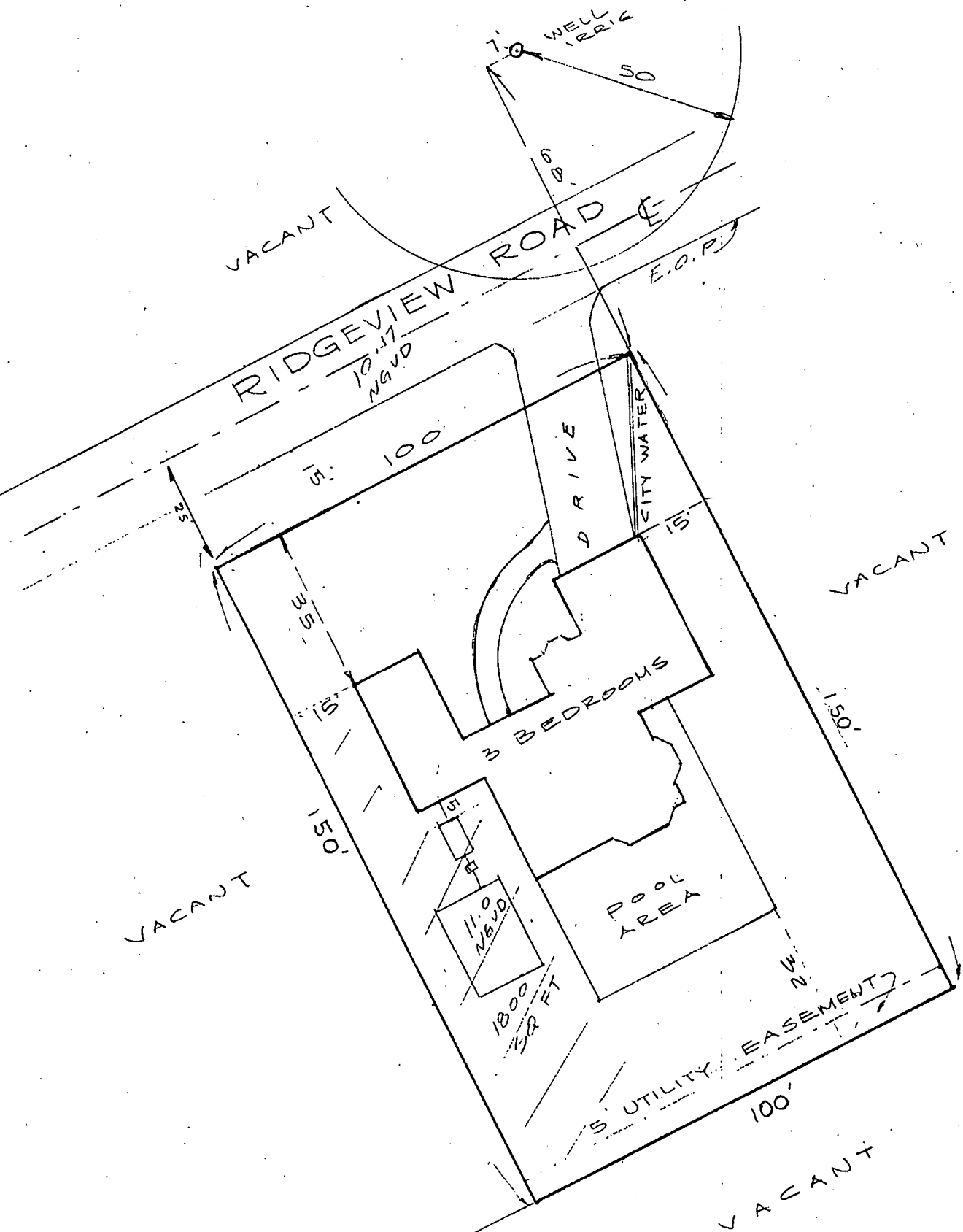
THIS INFORMATION IS CERTIFIED THROUGH  
NOVEMBER 9, 1988.



DATA SHEET

Location: LOT 6, BLOCK "E"  
HOMEWOOD

Applicant: MICHAEL J. M<sup>C</sup>BRIDE  
County: MARTIN



Plan  
Scale 1" = 30'

Certified By: *M. J. McBride*  
Florida Professional No.: 1272  
Date: 8-19-88  
Field Book: 200 Page: 34  
Work Order No.: \_\_\_\_\_  
Sheet 3 of 3

LAW OFFICES  
**FRY & OLENICK, P.A.**  
SUITE 120  
900 EAST OCEAN BOULEVARD  
STUART, FLORIDA 34994

STEPHEN FRY  
MICHAEL H. OLENICK  
WILLIAM L. ROBY

TELEPHONE  
(407) 286-1800  
FAX NO.  
(407) 286-9185

January 27, 1989

City Clerk  
Town of Sewall's Point  
1 South Sewall's Point Road  
Sewall's Point, Florida 3499

Re: Michael and Carley McBride

To Whom It May Concern:

Enclosed please find additional returned letters on the  
McBride variance as approved by the City Commission.

Thank you.

Sincerely,



Mary G. Prasch  
Legal Assistant

:mjp

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268

**DOMESTIC RETURN RECEIPT**

|  |  |
|--|--|
| <p>7. Date of Delivery</p> <p>6. Signature - Agent</p> <p>5. Signature - Addressee</p> <p>8. Addressee's Address (ONLY if requested and fee paid)</p>  | <p>3. Article Addressed to: Susan Decker<br/>12 Ridgeway Road<br/>Stuart, FL 34996</p> <p>4. Article Number: P 900 273 859</p> <p>Type of Service:<br/> <input type="checkbox"/> Registered<br/> <input type="checkbox"/> Insured<br/> <input type="checkbox"/> Certified<br/> <input type="checkbox"/> COD<br/> <input type="checkbox"/> Express Mail</p> |
| <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>   |  |
| <p>SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.</p> <p>Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.</p> <p>1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. 2. <input type="checkbox"/> Restricted Delivery (Extra charge)†</p> |  |

Fold at line over top of envelope to the right of the return address.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery (Extra charge)†

|  |  |
|--|--|
| <p>3. Article Addressed to: m 366-8768</p> <p>Richard C. &amp; Miriam M. Harr<br/>18 Ridgeway Road North<br/>Stuart, FL 34996</p>  | <p>4. Article Number: P 900 273 861</p> <p>Type of Service:<br/> <input type="checkbox"/> Registered<br/> <input checked="" type="checkbox"/> Certified<br/> <input type="checkbox"/> Insured<br/> <input type="checkbox"/> COD<br/> <input type="checkbox"/> Express Mail</p> |
| <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>   |  |
| <p>5. Signature - Addressee<br/>X <i>Richard C. Harr</i></p> <p>6. Signature - Agent<br/>X</p> <p>7. Date of Delivery: 2/12/88</p> | <p>8. Addressee's Address (ONLY if requested and fee paid)<br/>1988</p>  |

PS Form 3811, Mar. 1987

\* U.S.G.P.O. 1987-178-268

**DOMESTIC RETURN RECEIPT**

Fold at line over top of envelope to the right of the return address.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery (Extra charge)†

|  |  |
|--|--|
| <p>3. Article Addressed to: m 366-8768</p> <p>Jerome J. &amp; Babette L. McCar<br/>78 Barkers Point Road<br/>Sands Point<br/>Long Island, NY 11050</p> | <p>4. Article Number: P 900 273 856</p> <p>Type of Service:<br/> <input type="checkbox"/> Registered<br/> <input checked="" type="checkbox"/> Certified<br/> <input type="checkbox"/> Insured<br/> <input type="checkbox"/> COD<br/> <input type="checkbox"/> Express Mail</p> |
| <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>   |  |
| <p>5. Signature - Addressee<br/>X <i>Jerome J. McCar</i></p> <p>6. Signature - Agent<br/>X</p> <p>7. Date of Delivery</p>                              | <p>8. Addressee's Address (ONLY if requested and fee paid)</p>   |

PS Form 3811, Mar. 1987

\* U.S.G.P.O. 1987-178-268

**DOMESTIC RETURN RECEIPT**




DOUGLAS K. SANDS, P.A.

*Attorney at Law*

December 14, 1988

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

MEMORANDUM

TO: CLERK, TOWN OF SEWALL'S POINT  
FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY   
RE: McBRIDE VARIANCE: RESOLUTION NO. 88-2

As we have discussed, on December 13th the Board of Zoning Adjustment approved, by a 4-to-1 vote, the application of Mr. and Mrs. Michael McBride for a Variance. The original Resolution No. 88-2 is enclosed.

Rose Peterman, as Secretary to the Board, needs to affix her signature on page 3 where indicated. She indicated she would come to Town Hall for that purpose. *OK*

If you would be so kind as to see to her signature on the document and then forward the original document to the Clerk of the Circuit Court for Martin County so that it can be recorded in the public records and returned to Town Hall, it would be appreciated. *12-21-88*

Upon the recorded Resolution being returned to you, the original should be maintained in the official Town files with a copy of the recorded Resolution forwarded to Mr. and Mrs. McBride and a copy forwarded to this office.

Thank you for your assistance

DKS:cal  
encl.

NOTICE OF  
PUBLIC HEARING

Town of Sewall's Point  
Board of Zoning Adjustment

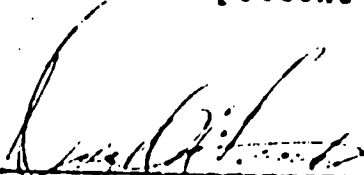
TO THE PUBLIC AND ALL OTHERS WHOM IT MAY CONCERN: You are notified that on TUESDAY, DECEMBER 13, 1988, at 7:30 P.M., at the TOWN HALL, SEWALL'S POINT, FLORIDA a Public Meeting and Hearing will be held for the following purposes:

1. Public Hearing on the application of Carley and Michael McBride seeking a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; the property is described as Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, Martin County, Florida public records, and is located on South Ridgeview Road, Sewall's Point, Florida.

Written comments may be sent to the Board of Zoning Adjustment, Sewall's Point Town Hall, One South Sewall's Point Road, Sewall's Point, Stuart, Florida 34994

The Public is invited to attend and present their views.

Publish: November 21, 1988

  
\_\_\_\_\_  
Douglas K. Sands, Attorney  
For Board of Zoning Adjustment  
Town of Sewall's Point, Florida

BEFORE THE BOARD OF ZONING ADJUSTMENT  
TOWN OF SEWALL'S POINT, FLORIDA

RESOLUTION NO. 88-2

RE: APPLICATION FOR VARIANCE TO  
TOWN OF SEWALL'S POINT  
ZONING ORDINANCES

Legal Description:

Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, of the Public Records of Martin County, Florida.

WHEREAS, MICHAEL and CARLEY McBRIDE, the owners of the above described real property, applied to the TOWN OF SEWALL'S POINT for a variance requesting a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; and

WHEREAS, notice of the public hearing on the variance application was duly published and mailed in accordance with the provisions of the Town Code, and a public hearing thereon was held on the 13th day of December, 1988, at 7:30 P.M. at the Town Hall of Sewall's Point; and

WHEREAS, based on the information presented this Board does hereby make the following findings of fact:

1. That a single-family house is currently under construction on the subject property.
2. That the lot was surveyed and survey stakes positioned as a preliminary matter to positioning the house on the lot prior to construction.
3. That the survey stake at the Southeast corner of the lot was not positioned in the correct location.
4. That the location of the house foundation by the contractor was based on measurements taken from a line connecting the Northeast corner survey stake to the incorrectly placed Southeast corner survey stake.
5. That as a result of the incorrect placement of the Southeast corner survey stake the house encroaches upon the Eastern side lot line setback by an amount varying between 12 and 21 1/2 inches.
6. That the applicant has requested this Variance to avoid the hardship of tearing down a significant portion of the house.

7. That No objection(s) to the proposed variance have been voiced by adjoining property owners.

8. That special conditions and circumstances exist which are peculiar to the land and structures involved, which are not applicable to other lands and structures in the same district.

9. That the special conditions and circumstances do not result from the actions of the applicant.

10. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to owners of the lands, buildings or structures in the same zoning district.

11. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance and would work unnecessary and undue hardship on the applicant.

12. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

13. That the reasons set forth in the application and as expressed during the hearing by the applicants justify the granting of Variance and satisfy the requirements of Section XV.B.2. of the Code of Ordinances of the Town of Sewall's Point, Florida.

NOW THEREFORE, be it resolved by the Board of Zoning Adjustment of the Town of Sewall's Point, Florida, that the application by MICHAEL and CARLEY McBRIDE, for a variance of the Side Setback requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2, as to the eastern lot line only, is GRANTED, subject to the following conditions and time limitations:

A. Conditions

1. This Variance shall be applicable only to the existing structure as currently designed and being built, as shown by Plans on file at the Sewall's Point Town Hall as of this date.

2. The Eastern side lot line Variance shall be from 21 1/2

inches to 12 inches, along the Eastern side of the house only, to accommodate the structure having been misplaced on the lot.

3. Any subsequent additions to the structure shall be in conformance with the side setback requirements of the Town Code.

B. Time Limitations The construction for which the variance has been approved has been commenced and must be completed within 300 days of this date. Failure to complete construction within this time limit shall void this variance.

The Secretary to this Board is hereby authorized and directed to record this Resolution in the Official Public Records of Martin County, Florida, and the Clerk of the Town of Sewall's Point is hereby directed to maintain this Resolution as part of the Official Records of the Town.

Duly passed and adopted at Public Meeting on December 13, 1988.

BOARD OF ZONING ADJUSTMENT  
TOWN OF SEWALL'S POINT, FLORIDA

By: JS  
Chairman

ATTEST:

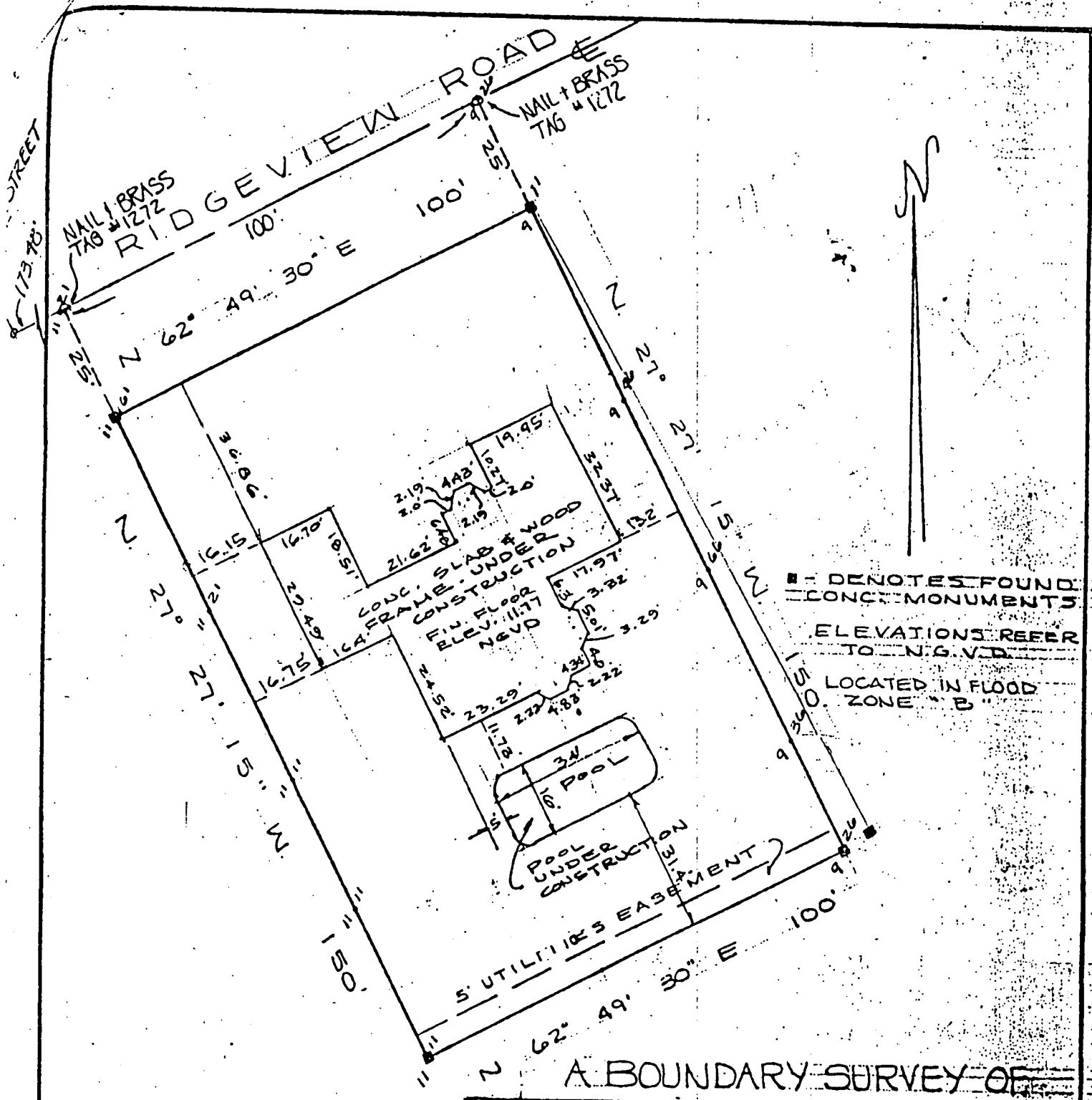
JS  
Secretary

APPROVED AS TO FORM AND LEGALITY

JS  
Douglas K. Sands, Attorney for the  
Board of Zoning Adjustment

cc: Town Clerk  
Applicant





■ - DENOTES FOUND CONCRETE MONUMENTS  
 ELEVATIONS REFER TO N.G. V.D.  
 LOCATED IN FLOOD ZONE "B"

A BOUNDARY SURVEY OF  
 LOT 6, BLOCK "E"  
 AMENDED PLAT OF HOMEWOOD

This survey meets the minimum technical standards for Land Surveying in Florida as prescribed in Chapter 21HH-6, F.A.C.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

FOR ADDED TO IN 3-3-88  
 UPDATED 1-4-89  
 CARLEY & MICHAEL MCBRIDE  
 UPDATED 9-23-87

This survey meets the minimum technical standards for Land Surveying in Florida, as prescribed in Chapter 21HH-6, F.A.C. I hereby certify to Sun Bank/Treasure Coast, N.A.; Carley McBride and Michael McBride and Chicago Title Insurance Company that the sketch shown hereon is a correct representation of a survey done under my direction and is true and correct to the best of my knowledge and belief. There are no encroachments unless otherwise shown. No search of the public records made for errors or omissions of said description. Easements of record not shown unless furnished.

**DON WILLIAMS & ASSOCIATES, INC.**  
 LAND SURVEYORS

1115 E. OCEAN BLVD. STUART, FLA. 34996  
 (305) 283-2977

*W.L. Williams*  
 W.L. WILLIAMS

R.L.S. FLA. REG. No. 1272

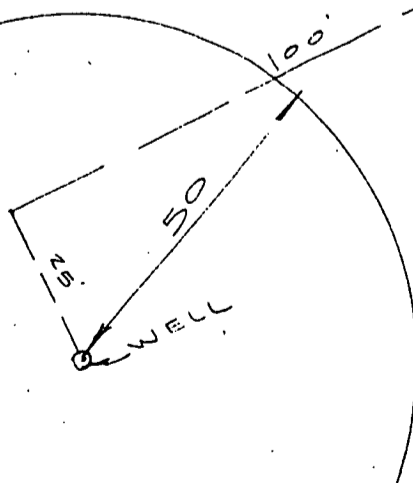
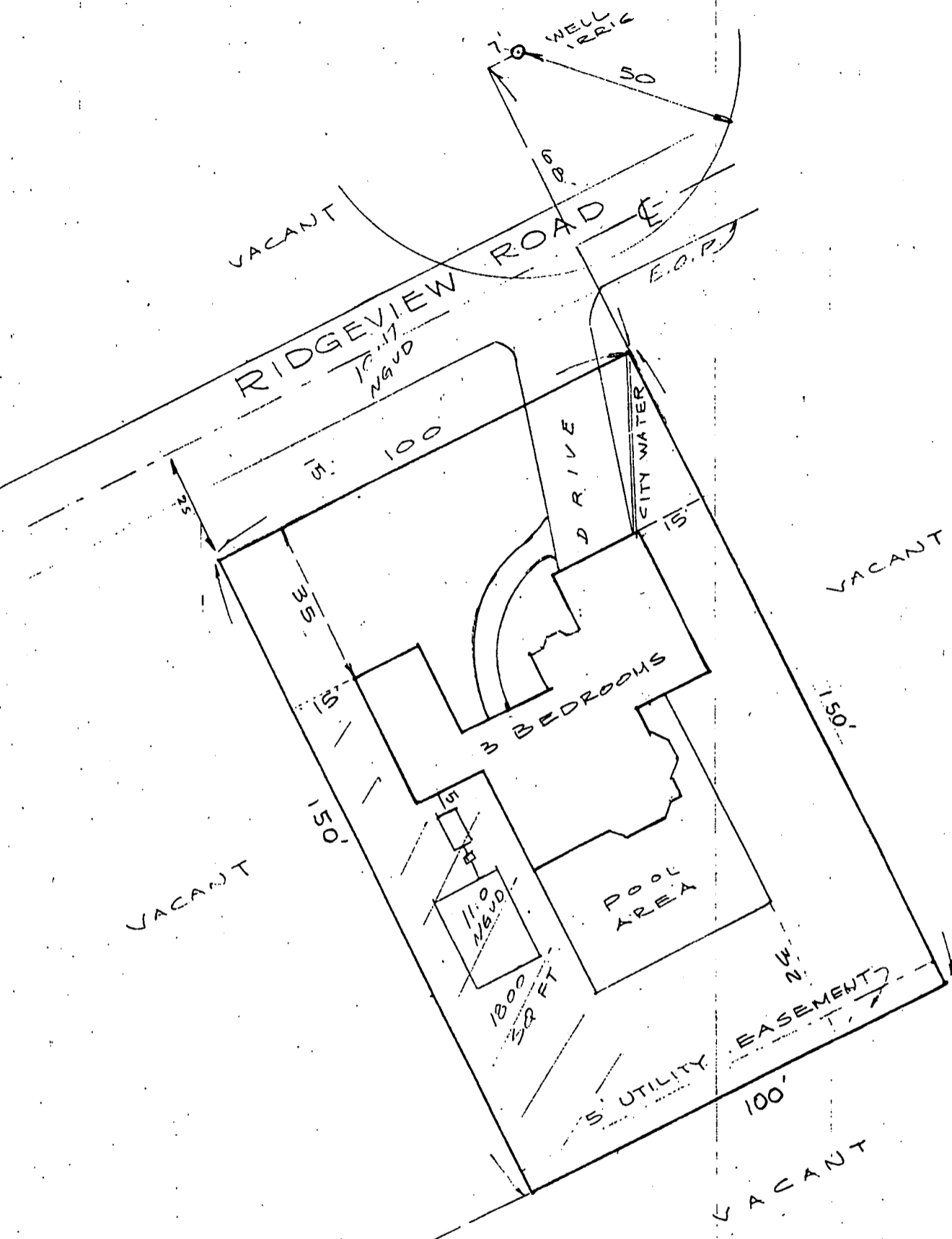
231 Page 24-25  
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|-----------------|---------------|--------------|----------|
| SCALE: 1" = 30' | DATE: 5-16-85 | PLAT BOOK: 3 | PAGE: 35 |
|-----------------|---------------|--------------|----------|

DATA SHEET

Location: LOT G, BLOCK "E"  
HOMENWOOD

Applicant: MICHAEL J. M<sup>C</sup>BRIDE  
County: MARTIN



Plan  
Scale 1" = 30'

Certified By: [Signature]  
 Florida Professional No.: 1272  
 Date: 8-19-88  
 Field Book: 200 Page: 34  
 Work Order No.: \_\_\_\_\_  
 Sheet 3 of 3





DOUGLAS K. SANDS, P.A.

*Attorney at Law*

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

November 16, 1988

MEMORANDUM

TO: MEMBERS AND ALTERNATES OF THE SEWALL'S POINT BOARD  
OF ZONING ADJUSTMENT

FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY *DS*

RE: APPLICATION OF MR. AND MRS. MCBRIDE FOR SIDE SETBACK  
VARIANCE

Enclosed is a copy of the application.

It appears an incorrect survey reference was used by the contractor to measure and position the location of the house foundation slab.

The hearing has been scheduled for Tuesday, December 13, 1988, at 7:30 P.M., at Sewall's Point Town Hall. This was scheduled based on the committment of the following to be present and provide a quorum: Mr. Connolly, Mrs. Peterman, Mr. Styles, Mr. Taylor, and Mr. Glover. At the time of our telephone poll, no answer was received at the home of Mr. Gabrymowicz, and Mr. Fields indicated a scheduling conflict. As we need five members and alternates to constitute a quorum, it is very important that everyone attend.

A copy of the Notice which has been published in the press is also enclosed. Additional information may be available at Town Hall and I urge you to visit the construction site prior to the December hearing.

Please call if you have questions. Thank you for your attention and willingness to serve.

DKS:cal  
encl.

cc: Clerk, Town Hall



DOUGLAS K. SANDS, P.A.

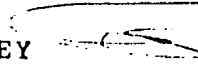
*Attorney at Law*

November 28, 1988

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

MEMORANDUM

TO: MEMBERS AND ALTERNATES OF THE SEWALL'S POINT BOARD  
OF ZONING ADJUSTMENT

FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY 

RE: APPLICATION OF MR. AND MRS. MCBRIDE: AMENDED STATEMENT  
OF BENEFITS

The Applicant has submitted an Amended Statement of Benefits to correct the original amount of the variance request and the location on the corner of the lot where the survey monument error occurred.

Please attach this to the application and use as a reference in this matter.

DKS:cal  
encl.

cc: Town Clerk, Joan Barrow



DOUGLAS K. SANDS, P.A.

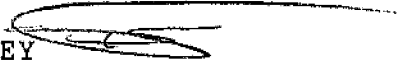
*Attorney at Law*

November 28, 1988

300 COLORADO AVE.  
P.O. BOX 287  
STUART, FLORIDA 34995  
TELEPHONE (407) 287-3930

MEMORANDUM

TO: MEMBERS AND ALTERNATES OF THE SEWALL'S POINT BOARD  
OF ZONING ADJUSTMENT

FROM: BOARD OF ZONING ADJUSTMENT ATTORNEY 

RE: APPLICATION OF MR. AND MRS. McBRIDE: AMENDED STATEMENT  
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Please attach this to the application and use as a reference in this matter.

DKS:cal  
encl.

cc: Town Clerk, Joan Barrow

LAW OFFICES  
**FRY & OLENICK, P.A.**  
SUITE 120  
900 EAST OCEAN BOULEVARD  
STUART, FLORIDA 34994

STEPHEN FRY  
MICHAEL H. OLENICK  
WILLIAM L. ROBY

TELEPHONE  
(407) 286-1600  
FAX NO.  
(407) 286-9185

December 1, 1988

Town of Sewall's Point  
1 Sewall's Point Road  
Stuart, Florida 34996

Re: Lot 6, Block "E", Amended Plat of Homewood according to the plat thereof recorded in Plat Book 3, page 35, public records of Martin County, Florida.  
Owners: Carley and Michael McBride

Dear Neighbor:

Please be advised as owners of property within 300 feet of the above described property, you are hereby, in accordance with the provisions of Ordinance #95, Town of Sewall's Point, put on notice that a public hearing will be held at 7:30 P.M. or as soon thereafter as the matter may be heard, on the 13th day of December, 1988, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a variance to the existing zoning requirements according to the Sewall's Point Ordinance Section VI(G).

This application is being made to the Board of Zoning Adjustment in order to allow a variance of the side setback by no more than 22 inches on the east side of Lot 6. (See drawing attached).

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

Sincerely,



Michael H. Olenick

MHO:mgp

Enclosures

LUCIE

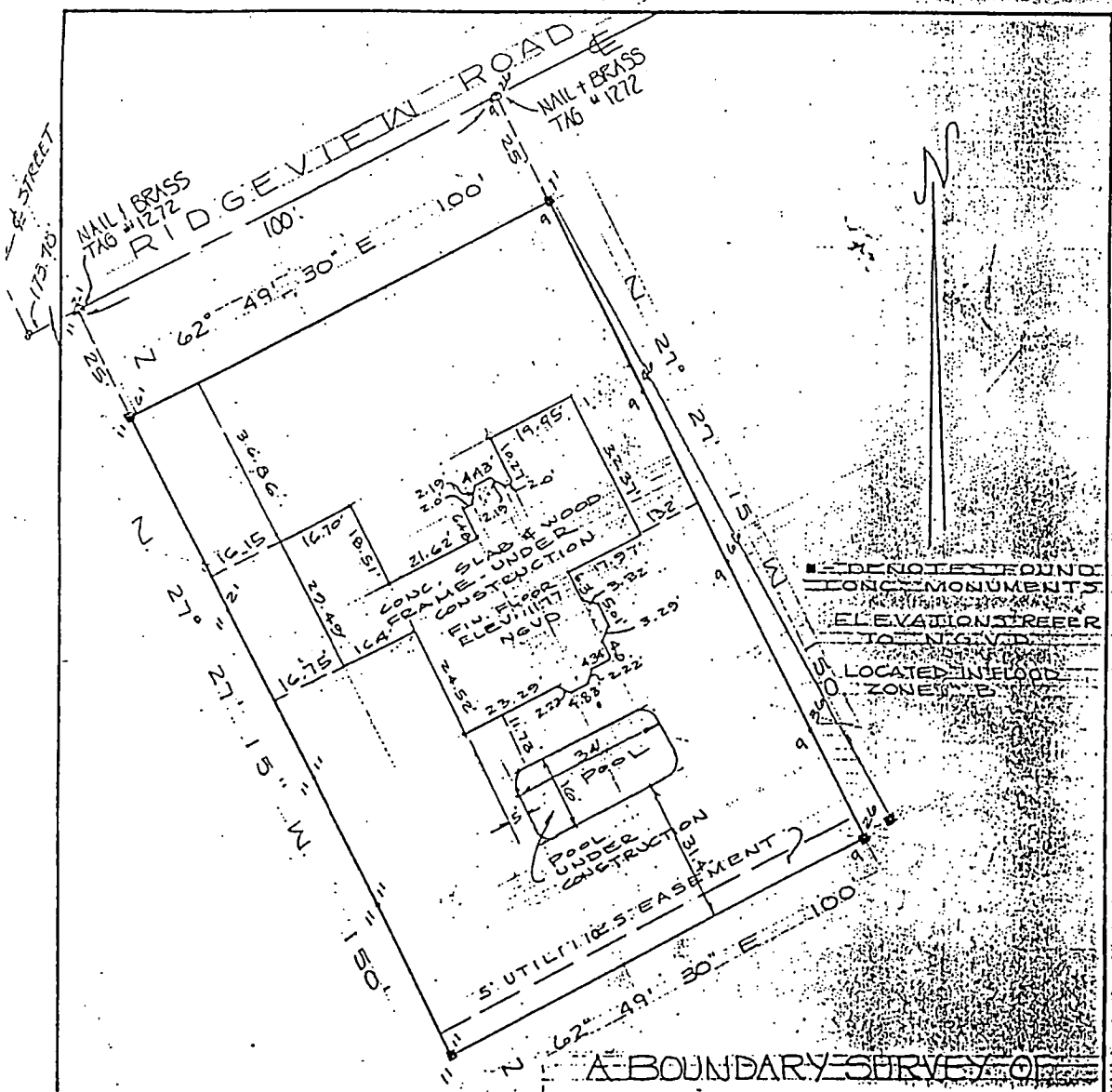
INDIAN

RIVER



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■ DENOTES ROUND  
 CONCRETE MONUMENTS  
 ELEVATIONS REFER  
 TO NGVD  
 LOCATED IN FLOOD  
 ZONE "B"

A BOUNDARY SURVEY OF  
 LOT 6, BLOCK 1E  
 AMENDED PLAT OF HOME WOOD

This survey meets the  
 minimum technical standards  
 for Land Surveying in  
 Florida as prescribed in  
 Chapter 21HH-6, F.A.C.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

FOR  
 CARLEY & MICHAEL MCBRIDE  
 UPDATED 02/23/87

This survey meets the minimum technical standards for Land Surveying in Florida, as prescribed in Chapter 21HH-6, F.A.C. I hereby certify to Sun Bank/Treasure Coast, N.A.; Carley McBride and Michael McBride and Chicago Title Insurance Company that the sketch shown hereon is a correct representation of a survey done under my direction and is true and correct to the best of my knowledge and belief. There are no encroachments unless otherwise shown. No search of the public records, made for errors or omissions of said description. Encroachments of record not shown unless furnished.

DON WILLIAMS & ASSOCIATES, INC.  
 LAND SURVEYORS

1115 E. OCEAN BLVD. STUART, FLA. 34996  
 (305) 283-2977

W.L. Williams  
 W.L. WILLIAMS  
 R.L.S. FLA. REG. No. 1272  
 W.O. # 1552

231  
 200 Page 24-25  
 24

SCALE: 1" = 30' DATE: 5-16-85 PLAT BOOK: 3 PAGE: 135

Mr. and Mrs. Michael McBride  
P.O. Box 96-7027  
Stuart, Florida 34995

November 30, 1988

Town of Sewall's Point  
1 Sewall's Point Road  
Stuart, Florida 34996

Dear Neighbor:

You will soon receive a letter from our attorney, Michael Olenick, in regard to our request for a variance for our new home (Lot 6, Block E) in the Homewood Subdivision.

Most of you know us but for the sake of those lot owners we have not met, I would like to mention our long residence in Homewood and our implementation of the maintenance and landscaping of our common area in Homewood and work on the tree committee for the town.

We sold our home at 17 S. Ridgeview where we resided for ten years and purchased Lot 6 (3 lots south) where we are presently constructing our future residence. In order to keep the hardwood hammock intact we not only had our lot surveyed before closing but had a special tree survey so we could design our dream home around the trees. In doing so, the peripheral of the lot remained heavily wooded and the following problem arose.

Two weeks ago we were notified that the eastern boundary line of the lot has been misinterpreted due to the S.E. boundary marker having been broken off and buried. Because of this the front part of our garage (eastern side) encroaches no more than 22" into the fifteen foot setback.

We believe by keeping the natural treed beauty of the lot, this small infringement of the 15' setback is one that is not at all visible nor would it adversely affect Homewood nor the town in any way. Since the house is well under construction and already framed it would create a tremendous hardship for us to remove 22" of slab. We sincerely ask for your support and hope that if you have any questions, please feel free to call us at 225-4543.

Sincerely,

A handwritten signature in cursive script that reads "Michael & Carley McBride". The signature is written in dark ink and is positioned below the typed name.

Michael and Carley McBride

APPLICATION TO

THE TOWN OF SEWALL'S POINT

BOARD OF ZONING ADJUSTMENT

PLEASE TYPE OF PRINT

W. We, Carley and Michael McBride of Post Office Box 96-7027  
 name of applicant address  
Stuart, Florida 34995  
 city state zip

do hereby make application to the Town of Sewall's Point Board of Zoning Adjustment on the following property legally described as:

Lot 6, Block E, Subdivision Homewood according to map  
 of Plat Book 3, Page 35, Section \_\_\_\_\_, Township \_\_\_\_\_ South,  
 Range \_\_\_\_\_ East, of the public records of Martin County, Florida, or prop-  
 erty otherwise described as metes and bounds. (Please include current street address)  
 (long legal description may be attached separately.)

S. Ridgeview Road, Sewall's Point, Florida 34996

for the purpose of Variance of Side Setback VIG(2)  
 (indicate the specific section of Zoning Regulations, Zoning Res-  
 olution, Zoning Ordinance)

Variances

To authorize upon appeal such variance from the terms of 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 a variance, an application must be submitted which demonstrates:

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 the actions of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.
4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance 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 grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, 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 variance is granted, shall be deemed a violation of the ordinance.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the variance 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 grounds for the issuance of a variance.

Notice of Public Hearing shall be posted on the property for which the variance is sought and upon the Town Hall bulletin board. Notice shall be published at least eighteen (18) days prior to the public hearing in the Jensen Beach Mirror or other newspaper of general circulation printed in Martin County, and notice shall be sent by certified mail, return receipt requested, by applicant and at applicant's expense, to owners of record of real property involved in said request, with the mailing of said notices being at least eighteen (18) days prior to the date of the hearing.

This certifies that the above statement is correct and accurate. It is also certified 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 order, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. It is further certified that I have read the instructions on the attached sheet and fully understand the conditions set forth and will comply fully with them knowing that failure to comply or omission thereof may result in no action being taken by the Board.



Signature of Applicant or Attorney  
Michael H. Olenick, Esquire  
November 15, 1988

date

-----  
DO NOT WRITE BELOW THIS LINE

date application filed \_\_\_\_\_  
checked for completeness by \_\_\_\_\_ date \_\_\_\_\_  
date copies to Board and Commissioners \_\_\_\_\_  
date sign posted \_\_\_\_\_ checked by \_\_\_\_\_  
legal notice published/date \_\_\_\_\_ paper \_\_\_\_\_  
letters to nearby owners checked/date \_\_\_\_\_ by \_\_\_\_\_  
date of public hearing \_\_\_\_\_  
disposition of case - approved \_\_\_\_\_ not approved \_\_\_\_\_  
resolution signed \_\_\_\_\_ date \_\_\_\_\_  
follow-up date if approval was conditional \_\_\_\_\_  
follow-up date entered on Town calendar/date \_\_\_\_\_ by \_\_\_\_\_  
copies of Board Chairman's report to Commission/date \_\_\_\_\_  
closed file \_\_\_\_\_

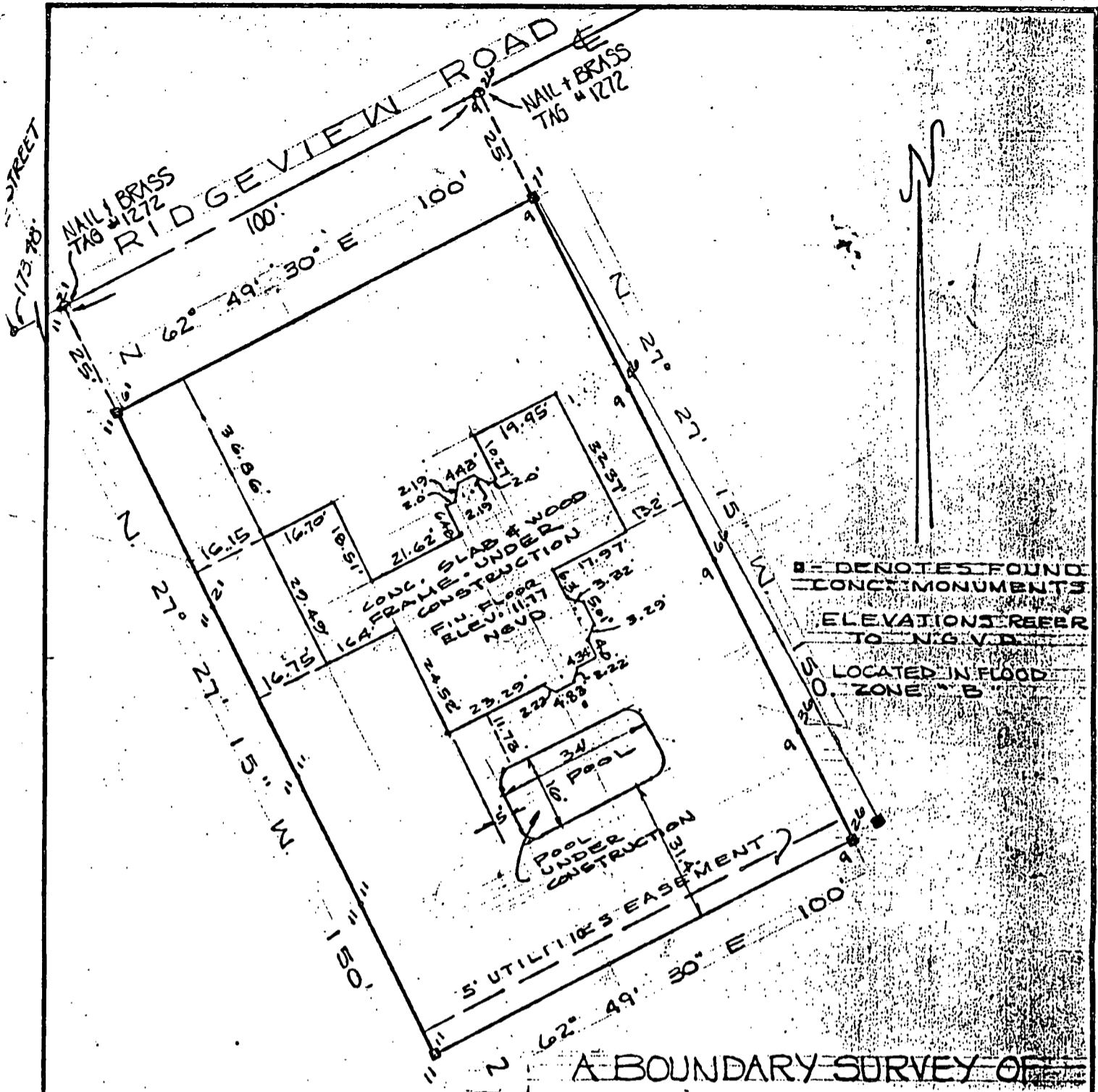
## STATEMENT OF BENEFITS

Applicants: Carley and Michael McBride

The applicants purchased the subject lot in 1987. Prior to that point in time, a survey was conducted. It was recertified subsequent to their purchase. Over a year after the recertification of the survey, construction began on their new home. The contractor relied on existing and exposed survey monuments in the determination of the placement of the slab. Subsequent to the inception of the construction, an additional survey monument was found buried on the ~~sw~~ corner of the lot. It was later determined that this "additional" monument was in fact the correct survey marker. This monument is located west of the monument relied on by the contractor. (See attached diagram). It has been verified that the buried monument is the correct survey marker. The monument relied upon was not part of the survey of this lot.

Additionally, it has now been determined that the house as presently being constructed encroaches into the side setback on the easterly side of the house from its widest point of 18 inches to 12 inches. It is the applicant's contention that the mistake of the surveyor and contractor are special conditions and circumstances that would not be applicable to other structures in the same zoning district. By authorizing the minimal side setback variance of no more than 18 inches, this Board would be granting the minimum variance to allow the reasonable use of the land without a significant additional cost to their new home. It is also the applicant's belief that the grant of variance will be so minimal as to not affect the harmony of the town, nor will it be injurious to the area.

As the Board has the authority owing to special conditions as stated above, to grant relief of the side setback. The result of denial of the variance would result in unnecessary hardship to the McBride family.



B DENOTES FOUND  
 CONCRETE MONUMENTS  
 ELEVATIONS REFER  
 TO N.G.V.D.  
 LOCATED IN FLOOD  
 ZONE "B"

This survey meets the  
 minimum technical standards  
 for Land Surveying in  
 Florida as prescribed in  
 Chapter 21HH-6, F.A.C.

LOT 6, BLOCK E  
 AMENDED PLAT OF HOMEWOOD

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

FOR ADDED TO IN 11-5-88  
 UPDATED 1-4-88  
 CARLEY & MICHAEL MCBRIDE  
 UPDATED 10-23-87

This survey meets the minimum technical standards for Land Surveying in Florida, as prescribed in Chapter 21HH-6, F.A.C. I hereby certify to Sun Bank/Treasure Coast, N.A.; Carley McBride and Michael McBride and Chicago Title Insurance Company that the sketch shown hereon is a correct representation of a survey done under my direction and is true and correct to the best of my knowledge and belief. There are no encroachments unless otherwise shown. No search of the public records made for errors or omissions of said description. Easements of record not shown unless furnished.

**DON WILLIAMS & ASSOCIATES, INC.**  
 LAND SURVEYORS

1115 E. OCEAN BLVD. STUART, FLA. 34996  
 (305) 283-2977

*W.L. Williams*  
 W.L. WILLIAMS

R.L.S. FLA. REG. No. 1272  
 W.O. # 1559

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|-----------------|---------------|--------------|----------|
| SCALE: 1" = 30' | DATE: 5-16-85 | PLAT BOOK: 3 | PAGE: 35 |
|-----------------|---------------|--------------|----------|

676348

THIS INSTRUMENT WAS PREPARED BY:  
**GEORGE W. SOMMER, P.A.**  
Attorney at Law  
788 Colorado Avenue  
P.O. Box 2210  
STUART, FLORIDA 33495  
(305) 287-2233

# Warranty Deed

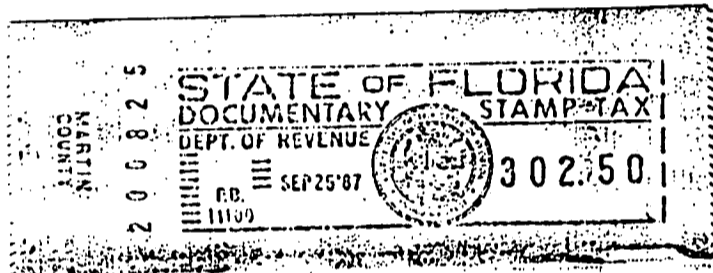
(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 25<sup>th</sup> day of September 1987, Between  
WILLIAM R. COMPTON, a single person  
of the County of Martin, State of Florida, grantor, and  
CARLEY McBRIDE  
whose post office address is 17 S. Ridgeview Road, Stuart, Florida 34996  
of the County of Martin, State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of  
Ten and no/100's (\$10.00) Dollars,  
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 fol-  
lowing described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 6, Block E, according to the Amended Plat of HOMEWOOD, SEWALL'S POINT,  
Martin County, Florida, on file and of record in the Office of the Clerk  
of the Circuit Court in and for Martin County, Florida in Plat Book 3,  
Page 35.

SUBJECT to restrictions, reservations and easements of record.



FILED FOR RECORD  
HARRING CO. FEA  
87 SEP 25 11:06  
M. A. STILLER  
CLERK OF CIRCUIT COURT  
BY [Signature] D.C.

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

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

[Signatures of George W. Sommer and John Ferriman]

[Signature of William R. Compton] (Seal)  
WILLIAM R. COMPTON (Seal)  
(Seal)  
(Seal)

STATE OF Florida  
COUNTY OF Martin

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared WILLIAM R. COMPTON, a single person,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before  
me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of September  
1987.

My commission expires:

Notary Public, State of Florida  
My Commission Expires Oct. 4, 1988  
Bonded Thru Troy Fair - Insurance, Inc.

[Signature of Notary Public]

OR BOOK 736 PAGE 1487

FLORIDA ABSTRACT & TITLE INSURANCE CO.

OF STUART, FLORIDA

SPECIAL CERTIFICATE NO. 30078

We hereby certify that a search has been made of the public records of Martin County, Florida, regarding a 300 foot area surrounding a parcel of land being described as follows:

Lot 6, Block E, HOMEWOOD, according to the plat thereof recorded in Plat Book 3, page 29, Martin County, Florida, public records.

And we find that the apparent titleholders of land within a 300 foot perimeter of the subject property to be as listed below.

JEROME M. & BABETTE L. MCCARTHY  
78 Barkers Point Road  
Sands Point  
Long Island, NY 11050  
Lot 4, Blk B, Homewood

DONALD M. WEINER  
9 Ridgeview Road North  
Stuart, FL 34996  
Lot 5, Blk B, Homewood

VICKI M. WAUGAMAN  
10 N. Ridgeview Road  
Stuart, FL 34996  
Lot 6, Blk B, Homewood

SUSAN DECKER  
12 Ridgeview Road  
Stuart, FL 34996  
Lot 7, Blk B, Homewood

RAYMOND H. & GLENDA ARMSTRONG  
16217 Fantasia Drive  
Tampa, FL 33624  
Lot 8, Blk B, Homewood

RICHARD C. & MIRIAM M. HARRIS  
18 Ridgeview Road North  
Stuart, FL 34996  
Lot 9, Blk B, Homewood

JOHN B. JR. & PRISCILLA PAGANO  
PHILIP POTTER & P. I. PAGANO  
P. O. Box 640  
Vineland, NJ 08360  
Lots 1 & 2, Blk C, Homewood

DONALD & ONA JOAN RICHARDSON  
7 North Ridgeview Road  
Stuart, FL 34996  
Lot 1, Blk D, Homewood

KENNETH P. & J. E. KING  
P. O. Box 1026  
Jensen Beach, FL 34957  
Lot 2, Blk D, Homewood

JANET B. MENNELLA  
Box 64  
Brightwaters, NY 11718  
Lot 3, Blk D, Homewood

GLENN H. & GAIL L. GUMBINNER  
12 South Ridgeview Road  
Stuart, FL 34996  
Lot 4, Blk D, Homewood

TOWN OF SEWALL'S POINT  
1 Sewalls Pt. Road  
Stuart, FL 34994  
Lot W, Betw Blks C & D, Homewood

CONTINUED ON PAGE 2

IN WITNESS WHEREOF, FLORIDA ABSTRACT & TITLE INSURANCE CO. OF STUART has caused these presents to be signed in its name, by its duly authorized representative and its Corporate Seal to be affixed hereto, this 14th day of November, 1988.

FLORIDA ABSTRACT & TITLE INS. CO. OF STUART

By: 

Nancy J. Gunn  
Abstractor/Examiner



NO. 30078

Page 2

-----oOo-----

LEONARD J. & BEVERLY L. HART  
83 S. Sewalls Point Road  
Stuart, FL 34996  
Lt 2 & pt Lt 3, Blk E, Homewood

JOHN T. & ALISON K. KENNEDY  
2 South Ridgeview Road  
Stuart, FL 34996  
Pt Lot 3, Blk E, Homewood

JERRY L. & BARBARA A. JOHNSON  
P. O. Box 94-7100  
Stuart, FL 34994  
Lot 4, Blk E, Homewood

CARL M. & W. APUZZO  
8 Miramar Rd.  
Stuart, FL 34994  
Lot 5, Blk E, Homewood

MARY CSER  
9187 Pekin Road  
Novelty, OH 44072  
Lot 7, Blk E, Homewood

WILLIAM L. & STEPHANIE P. KIGHT  
15 S. Ridgeview Road  
Stuart, FL 34996  
Lot 8, Blk E, Homewood

ROBERT & MARGARET CARELL  
8267 S. Fed. Hwy  
Port St. Lucie, FL 34952  
Lot 9, Blk E, Homewood

MICHAEL E. & CHRISTINE B. SWEET  
19 S. Ridgeview Road  
Stuart, FL 34996  
Lot 10, Blk E, Homewood

GEORGE J. & ELIZABETH BARKER  
5 Rio Vista Dr.  
Stuart, FL 34996  
Lot 29, Rio Vista

JAMES C. & SHARON J. STRAIT  
17 Rio Vista Dr.  
Stuart, FL 34996  
Lot 50, Rio Vista

RAMON L. & AIMEE H. RIZZO  
15 Rio Vista Drive  
Stuart, FL 34996  
Lot 51, Rio Vista

JACK D. & JOYCE HUDSON  
11 Rio Vista Drive  
Stuart, FL 34996  
Lot 52, Rio Vista

GARY & KATHLEEN SHEFFIELD  
1419 Wincanton Drive  
Deerfield, IL 60015  
Lot 60, Rio Vista

MARTIN & ANNE LISE DROEGE  
9 Rio Vista Drive  
Stuart, FL 34996  
Lot 61, Rio Vista

R. A. & J. E. MELTZER  
R. H. BUCHMAN  
4 Rio Vista Drive  
Stuart, FL 34996  
Lot 63, Rio Vista

JOHN E. & DOROTHY A. DALTON  
6 Rio Vista Drive  
Stuart, FL 34996  
Lot 64, Rio Vista

HELEN K. HAZARD  
5809 Rier Drive, Hollowing Point  
Lorton, VA 22079  
Lot 65, Rio Vista

HENRY K. & HILDEGARD KRZEPISZ  
10 Rio Vista Drive  
Stuart, FL 34996  
Lot 66, Rio Vista

AMOS & ELAINE TAYLOR  
11 Palm Road, Sewalls Point  
Stuart, FL 34996  
Lot 67, Rio Vista

CARMEL & DOLORES LOFFREDO  
14 Rio Vista Drive  
Stuart, FL 34996  
Lot 68, Rio Vista

KATHERINE H. McABEE  
23 S. Ridgeview Road  
Stuart, FL 34996  
Lot 69, Rio Vista

WILLIAM R. DRARY (TR)  
555 Colorado Ave.  
Stuart, FL 34994  
Lot 70, Rio Vista

THIS INFORMATION IS CERTIFIED THROUGH  
NOVEMBER 9, 1988.

RECEIVED  
DEC 07 88  
FRY & OLENICK, P.A.

LAW OFFICES  
FRY & OLENICK, P.A.  
SUITE 120  
900 EAST OCEAN BOULEVARD  
STUART, FLORIDA 34994

STEPHEN FRY  
MICHAEL H. OLENICK  
WILLIAM L. ROBY

*No objection.*  
*[Signature]*  
*TRUSTEE*

TELEPHONE  
(407) 286-1600  
FAX NO.  
(407) 286-9185

December 1, 1988

William R. Crary (Tr)  
555 Colorado Avenue  
Stuart, FL 34997

Re: Lot 6, Block "E", Amended Plat of Homewood according to the plat thereof recorded in Plat Book 3, page 35, public records of Martin County, Florida.  
Owners: Carley and Michael McBride

Dear Neighbor:

Please be advised as owners of property within 300 feet of the above described property, you are hereby, in accordance with the provisions of Ordinance #95, Town of Sewall's Point, put on notice that a public hearing will be held at 7:30 P.M. or as soon thereafter as the matter may be heard, on the 13th day of December, 1988, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a variance to the existing zoning requirements according to the Sewall's Point Ordinance Section VI(G).

This application is being made to the Board of Zoning Adjustment in order to allow a variance of the side setback by no more than 22 inches on the east side of Lot 6. (See drawing attached).

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

Sincerely,

*[Signature]*

Michael H. Olenick

MHO:mgp

Enclosures

RECEIVED  
DEC -2 1988  
CRARY, BUCHANAN,  
BOWDISH & BOVIE, P.A.  
CHARTERED

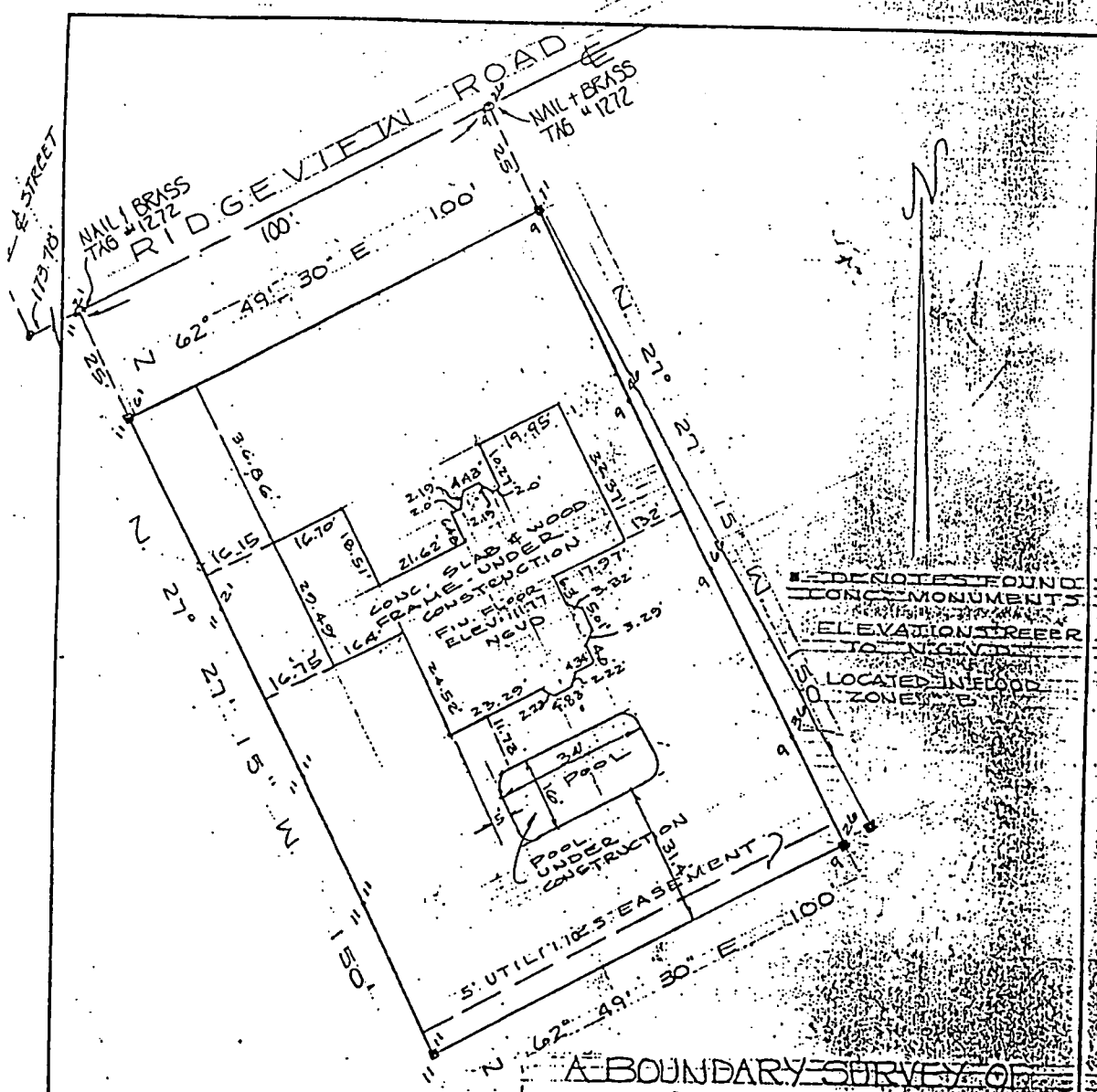
LUCIE

RIVER

INDIAN



F



ALL NOTES FOUND  
 CONC. MONUMENTS  
 ELEVATION STREETS  
 TO BE USED  
 LOCATED IN ZONE B

A BOUNDARY SURVEY OF  
 LOT 6, BLOCK 1  
 AMENDED PLAT OF HOME WOOD

This survey meets the  
 minimum technical standards  
 for Land Surveying in  
 Florida as prescribed in  
 Chapter 21HH-6, F.A.C.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

for  
 CARLEY & MICHAEL MCBRIDE  
 UPDATED 10/23/87

This survey meets the minimum technical standards for Land Surveying in Florida, as prescribed in Chapter 21HH-6  
 F.A.C. I hereby certify to Sun Bank/Treasure Coast, N.A.; Carley-McBride and Michael  
 McBride and Chicago Title Insurance Company that the sketch shown hereon is a correct  
 representation of a survey done under my direction and is true and correct to the best  
 of my knowledge and belief. There are no encroachments unless otherwise shown. No  
 search of the public records, made for errors or omissions of said description. Easements  
 of record not shown unless furnished.

DON WILLIAMS & ASSOCIATES, INC.  
 LAND SURVEYORS  
 1115 E. OCEAN BLVD. STUART, FLA. 34996  
 (305) 283-2977

W.L. Williams  
 W.L. WILLIAMS  
 R.L.S. FLA. REG. No. 1272  
 W.O. # 1559

|                 |               |              |          |
|-----------------|---------------|--------------|----------|
| SCALE: 1" = 30' | DATE: 5-16-85 | PLAT BOOK: 3 | PAGE: 35 |
|-----------------|---------------|--------------|----------|

*Pulmonary Associates of Stuart, Inc.*

MICHAEL E. SWEET, M.D.

1100 EAST OCEAN BLVD.  
STUART, FLORIDA 34996

HOWARD M. ROBBINS, M.D.

TELEPHONE: (305) 283-4428 335-7212

December 1, 1988

Mr. and Mrs. Michael McBride  
P.O. Box 96-7027  
Stuart, FL 34995

Dear Mr. and Mrs. McBride:

I am in receipt of your letter of November 30, 1988.

As you are aware, we are owners of a lot on Ridgeview, in the Home Wood subdivision of Sewall's Pointe.

We have absolutely no hesitancy in supporting your need for a variance in regard to the encroachment on the set-back as described in your letter.

Very truly yours,



Michael E. Sweet, M.D.

MES:cia

LAW OFFICES  
FRY & OLENICK, P.A.  
SUITE 120  
900 EAST OCEAN BOULEVARD  
STUART, FLORIDA 34994

STEPHEN FRY  
MICHAEL H. OLENICK  
WILLIAM L. ROBY

TELEPHONE  
(407) 286-1600  
FAX NO.  
(407) 286-9185

December 1, 1988

Henry K. and Hildegard Krzepisz  
10 Rio Vista Drive  
Stuart, Florida 34996

Re: Lot 6, Block "E", Amended Plat of Homewood according to the plat thereof recorded in Plat Book 3, page 35, public records of Martin County, Florida.  
Owners: Carley and Michael McBride

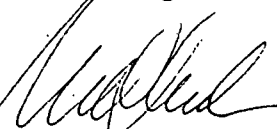
Dear Neighbor:

Please be advised as owners of property within 300 feet of the above described property, you are hereby, in accordance with the provisions of Ordinance #95, Town of Sewall's Point, put on notice that a public hearing will be held at 7:30 P.M. or as soon thereafter as the matter may be heard, on the 13th day of December, 1988, at the Sewall's Point Town Hall, by the Sewall's Point Board of Zoning Adjustment to consider the matter of a variance to the existing zoning requirements according to the Sewall's Point Ordinance Section VI(G).

This application is being made to the Board of Zoning Adjustment in order to allow a variance of the side setback by no more than 22 inches on the east side of Lot 6. (See drawing attached).

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

Sincerely,




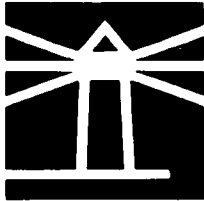
Michael H. Olenick

MHO:mgp

Enclosures

No Objection





# The Stuart News

P.O. BOX 9009, STUART, FLORIDA 34995-9009

Established as the Stuart Times, April 18, 1913

**STUART MARTIN COUNTY FLORIDA**

STATE OF FLORIDA  
COUNTY OF MARTIN

Before the undersigned authority appeared Dennis D. Harmon  
who on oath says that he is Controller of The Stuart News, a daily newspaper  
published at Stuart in Martin County, Florida, that the attached copy of advertisement, being a  
Notice of Public Hearing

in the matter of Application of Carley and Michael  
McBride

in the \_\_\_\_\_ Court, was published in said newspaper in  
the issues of November 21, 1988

Affiant further says that the said The Stuart News is a newspaper published at Stuart, in said Martin County, Florida and that the said newspaper has heretofore been continuously published in said Martin County, Florida, each week and has been entered as second class matter at the post office in Stuart in said County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Dennis D. Harmon

Sworn to and subscribed before me  
this 28th day of November

A.D. 19 88  
Catherine Hudson  
(SEAL) NOTARY PUBLIC

Notary Public State of Florida

My Commission Expires 4-19-92

Bonded by Western Surety Company

SN-671-139A

A SCRIPPS HOWARD NEWSPAPER

## NOTICE OF PUBLIC HEARING

Town of Sewall's Point  
Board of Zoning Adjustment

TO THE PUBLIC AND ALL OTHERS WHOM IT MAY CONCERN: You are notified that on TUESDAY, DECEMBER 13, 1988, at 7:30 P.M., at the TOWN HALL, SEWALL'S POINT, FLORIDA a Public Meeting and Hearing will be held for the following purposes:

1. Public Hearing on the application of Carley and Michael McBride, seeking a variance of the Side Set-back requirements of the Sewall's Point Town Code, Appendix B, Section VI, Paragraph G.2; the property is described as Lot 6, Block E, Homewood Subdivision, according to map of Plat Book 3, Page 35, Martin County, Florida public records, and is located on South Ridgeview Road, Sewall's Point, Florida.

Written comments may be sent to the Board of Zoning Adjustment, Sewall's Point Town Hall, One South Sewall's Point Road, Sewall's Point, Stuart, Florida 34994.

The Public is invited to attend and present their views.

Douglas K. Sands, Attorney  
For Board of Zoning Adjustment  
Town of Sewall's Point, Florida

Pub.: Nov. 21, 1988

\*\*\*\*\*

AA  
AA PRINT KEY FROM BI BY USER-CHUDSON 11/29/88 10:14:45 \*\*  
AA

\*\*\*\*\*

11/29/88 THE STUART NEWS 10:14:43  
Insertion Order Update

CUSTOMER INFORMATION TRANSACTION INFORMATION

Invoice # BT03072099 A Tran Type 310 Class 10  
Name SANDS DOUGLAS Company 01 Status B  
Phone 4072873930

Address1 P.O. BOX 287 Inv. Amt. 27.38 Last Bill  
Address2 Last Pmt. .00 11/22/88  
Address3 Adj. Amt. .00 Payment Dt  
City STUART Bal. Due. 27.38 0/00/00  
State FL Zip 349950000 Tax Amt.  
CLASSIFIED AD DEPT INFORMATION Credit Card Exp. Date 000000

Input Date 111888 Ad Taker 003 ID No.  
Salesperson 003 Commission(Y/N) TEAR SHEETS

AD CONTENTS AND SCHEDULING No 00  
1. Paper 2. Codes 3. 4. Start Date Stop Date  
1234567890123456789012345678901234567890 112188 112188

!-----ADS SIZE-----! !----- AD DESCRIPTION -----!  
No. times 001 Units 4400 UOM L NOTICE OFPUBLIC HEARING TOWN OF SEW

Cmd 2- Previous Screen Cmd 7- Cancel Cmd 10- New Selection

IF YOU HAVE RECEIVED ORIGINAL INVOICE  
PLEASE DISREGARD COMPUTER INVOICE

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FLORIDA ABSTRACT & TITLE INSURANCE CO.  
OF STUART, FLORIDA  
SPECIAL CERTIFICATE NO. 30078

M3leb-  
8768  
H-  
By Dec. 1, 1988  
Shankers  
M.

34

We hereby certify that a search has been made of the public records of Martin County, Florida, regarding a 300 foot area surrounding a parcel of land being described as follows:

Lot 6, Block E, HOMEWOOD, according to the plat thereof recorded in Plat Book 3, page 29, Martin County, Florida, public records.

And we find that the apparent titleholders of land within a 300 foot perimeter of the subject property to be as listed below.

JEROME M. & BABETTE L. MCCARTHY  
78 Barkers Point Road  
Sands Point  
Long Island, NY 11050  
Lot 4, Blk B, Homewood

✓ JOHN B. JR. & PRISCILLA PAGANO  
✓ PHILIP POTTER & P. I. PAGANO  
P. O. Box 640  
Vineland, NJ 08360  
Lots 1 & 2, Blk C, Homewood

✓ DONALD M. WEINER  
✓ 9 Ridgeview Road North  
Stuart, FL 34996  
Lot 5, Blk B, Homewood

✓ DONALD & ONA JOAN RICHARDSON  
✓ 7 North Ridgeview Road  
Stuart, FL 34996  
Lot 1, Blk D, Homewood

✓ VICKI M. WAUGAMAN  
10 N. Ridgeview Road  
Stuart, FL 34996  
Lot 6, Blk B, Homewood

✓ KENNETH P. & J. E. KING  
✓ P. O. Box 1026  
Jensen Beach, FL 34957  
Lot 2, Blk D, Homewood

SUSAN DECKER  
12 Ridgeview Road  
Stuart, FL 34996  
Lot 7, Blk B, Homewood

✓ JANET B. MENNELLA  
Box 64  
Brightwaters, NY 11718  
Lot 3, Blk D, Homewood

✓ RAYMOND H. & GLENDA ARMSTRONG  
16217 Fantasia Drive  
Tampa, FL 33624  
Lot 8, Blk B, Homewood

✓ GLENN H. & GAIL L. GUMBINNER  
12 South Ridgeview Road  
Stuart, FL 34996  
Lot 4, Blk D, Homewood

RICHARD C. & MIRIAM M. HARRIS  
18 Ridgeview Road North  
Stuart, FL 34996  
Lot 9, Blk B, Homewood

✓ TOWN OF SEWALL'S POINT  
1 Sewalls Pt. Road  
Stuart, FL 34994  
Lot W, Betw Blks C & D, Homewood

CONTINUED ON PAGE 2

IN WITNESS WHEREOF, FLORIDA ABSTRACT & TITLE INSURANCE CO. OF STUART has caused these presents to be signed in its name, by its duly authorized representative and its Corporate Seal to be affixed hereto, this 14th day of November, 1988.

FLORIDA ABSTRACT & TITLE INS. CO. OF STUART  
By: Nancy J. Ginn  
Nancy J. Ginn  
Abstracter/Examiner

✓ LEONARD J. & BEVERLY L. HART  
83 S. Sewalls Point Road  
Stuart, FL 34996  
Lt 2 & pt Lt 3, Blk E, Homewood

✓ JOHN T. & ALISON K. KENNEDY  
2 South Ridgeview Road  
Stuart, FL 34996  
Pt Lot 3, Blk E, Homewood

JERRY L. & BARBARA A. JOHNSON  
P. O. Box 94-7100  
Stuart, FL 34994  
Lot 4, Blk E, Homewood

✓ CARL M. & W. APUZZO  
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Stuart, FL 34994  
Lot 5, Blk E, Homewood

MARY CSER  
9187 Pekin Road  
✓ Novelty, OH 44072  
Lot 7, Blk E, Homewood

✓ WILLIAM L. & STEPHANIE P. KIGHT  
15 S. Ridgeview Road  
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8267 S. Fed. Hwy  
Port St. Lucie, FL 34952  
Lot 9, Blk E, Homewood

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✓ RAMON L. & AIMEE H. RIZZO  
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Stuart, FL 34996  
Lot 51, Rio Vista

✓ JACK D. & JOYCE HUDSON  
11 Rio Vista Drive  
Stuart, FL 34996  
Lot 52, Rio Vista

GARY & KATHLEEN SHEFFIELD  
1419 Wincanton Drive  
Deerfield, IL 60015  
Lot 60, Rio Vista

MARTIN & ANNE LISE DROEGE  
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R. H. BUCHMAN  
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5809 Rier Drive, Hollowing Point  
Lorton, VA 22079  
Lot 65, Rio Vista

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10 Rio Vista Drive  
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14 Rio Vista Drive  
Stuart, FL 34996  
Lot 68, Rio Vista

✓ KATHERINE H. McABEE  
23 S. Ridgeview Road  
Stuart, FL 34996  
Lot 69, Rio Vista

✓ WILLIAM R. DRARY (TR)  
555 Colorado Ave.  
Stuart, FL 34994  
Lot 70, Rio Vista

THIS INFORMATION IS CERTIFIED THROUGH  
NOVEMBER 9, 1988.

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
↑(Extra charge)↑

3. Article Addressed to: *M366-8768*

R.A. & J.E. Meltzer  
R.H. Buchman  
4 Rio Vista Drive  
Stuart, FL 34996

4. Article Number  
*P900 273 881*

Type of Service:  
 Registered     Insured  
 Certified     COD  
 Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee  
X *R.A. & J.E. Meltzer*

6. Signature - Agent  
X

7. Date of Delivery  
*Dec 8-88*

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268

STUART, FL 33494  
DEC 8 1988  
DLC

DOMESTIC RETURN RECEIPT

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
↑(Extra charge)↑

3. Article Addressed to: *M366-8768*

Vicki M. Waugaman  
10 N. Ridgeview Road  
Stuart, FL 34996

4. Article Number  
*P900 273 P58*

Type of Service:  
 Registered     Insured  
 Certified     COD  
 Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee  
X *Vicki Waugaman*

6. Signature - Agent  
X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268

STUART, FL 33494  
DEC 6 1988  
DLC

DOMESTIC RETURN RECEIPT

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
↑(Extra charge)↑

3. Article Addressed to: *M366-8768*

Ramon L. & Aimee H. Rizzo  
15 Rio Vista Drive  
Stuart, FL 34996

4. Article Number  
*P900 273 877*

Type of Service:  
 Express Mail  
 Certified  
 Registered     Insured

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee  
X *Ram Rizzo*

6. Signature - Agent  
X

7. Date of Delivery  
*12/8/88*

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268

STUART, FL 33494  
DEC 8 1988  
DLC

DOMESTIC RETURN RECEIPT

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1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
↑(Extra charge)↑

3. Article Addressed to: *M366-8768*

Donald M. Weiner  
9 Ridgeview Road North  
Stuart, FL 34996

4. Article Number  
*P900 273 857*

Type of Service:  
 Express Mail  
 Certified  
 Registered     Insured

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee  
X *Donald M. Weiner*

6. Signature - Agent  
X *Michael E. Weber*

7. Date of Delivery  
*12/9/88*

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268

STUART, FL 33494  
DEC 9 1988  
DLC

DOMESTIC RETURN RECEIPT

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Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
 †(Extra charge)† †(Extra charge)†

|   |  |
|---|--|
| 3. Article Addressed to:<br><i>m 366-8768</i><br><br>Raymond H. & Glenda Armstrong<br>16217 Fantasia Drive<br>Tampa, FL 33624 | 4. Article Number<br><i>P 900 273 860</i><br><br>Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail |
| 5. Signature - Addressee<br><i>X</i> <i>Raymond H. Armstrong</i>  | Always obtain signature of addressee or agent and <u>DATE DELIVERED.</u>   |
| 6. Signature - Agent<br><i>X</i>  |  |
| 7. Date of Delivery<br><i>12-10-88</i>  |  |
| 8. Addressee's Address (ONLY if requested and fee paid)   |  |

PS Form 3811, Mar. 1987    \* U.S.G.P.O. 1987-178-268    DOMESTIC RETURN RECEIPT

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
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1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
 †(Extra charge)† †(Extra charge)†

|   |  |
|---|--|
| 3. Article Addressed to:<br><i>m 366-8768</i><br><br>Mary Cser<br>9187 Pe, in Road<br>Novelty, OH 44072 | 4. Article Number<br><i>P 900 273 871</i><br><br>Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail |
| 5. Signature - Addressee<br><i>X</i> <i>M. Cser</i>   | Always obtain signature of addressee or agent and <u>DATE DELIVERED.</u>   |
| 6. Signature - Agent<br><i>X</i>  |  |
| 7. Date of Delivery   |  |
| 8. Addressee's Address (ONLY if requested and fee paid)   |  |

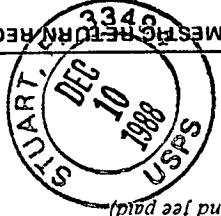
PS Form 3811, Mar. 1987    \* U.S.G.P.O. 1987-178-268    DOMESTIC RETURN RECEIPT

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
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1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
 †(Extra charge)† †(Extra charge)†

|  |  |
|--|--|
| 3. Article Addressed to:<br><i>m 366-8768</i><br><br>Glenn H. & Gail L. Gumbinner<br>12 S. Ridgeway Road<br>Stuart, FL 34996 | 4. Article Number<br><i>P 900 273 866</i><br><br>Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail |
| 5. Signature - Addressee<br><i>X</i> <i>[Signature]</i>  | Always obtain signature of addressee or agent and <u>DATE DELIVERED.</u>   |
| 6. Signature - Agent<br><i>X</i> <i>[Signature]</i>  |  |
| 7. Date of Delivery  |  |
| 8. Addressee's Address (ONLY if requested and fee paid)  |  |

PS Form 3811, Mar. 1987    \* U.S.G.P.O. 1987-178-268    DOMESTIC RETURN RECEIPT



at line over top of envelope to the right of the return address.

Fold along over top of envelope to the right

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

- 1.  Show to whom delivered, date, and addressee's address.    2.  Restricted Delivery

↑(Extra charge)↑

↑(Extra charge)↑

3. Article Addressed to: **m366-8768**  
 John B. Jr., & Priscilla  
 Pagano  
 Philip Potter & P.I. Pagano  
 P.O. Box 640  
 Vineland, NJ 08360

4. Article Number  
**P900 273 862**

Type of Service:  
 Registered     Insured  
 Certified     COD  
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
 X

6. Signature - Agent  
 X **Patty Catalano**

7. Date of Delivery  
**12/5/88**

8. Addressee's Address (ONLY if requested and fee paid)

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

- 1.  Show to whom delivered, date, and addressee's address.    2.  Restricted Delivery

↑(Extra charge)↑

↑(Extra charge)↑

3. Article Addressed to: **m366-8768**  
 George J. & Elizabeth  
 Barker  
 5 Rio Vista Drive  
 Stuart, FL 34996

4. Article Number  
**P900 273 878**

Type of Service:  
 Registered     Insured  
 Certified     COD  
 Express Mail

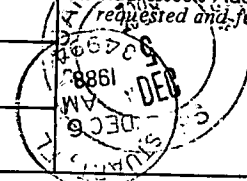
Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
 X **Geo. A. Barker Jr.**

6. Signature - Agent  
 X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)



*McBride*

AMENDED

STATEMENT OF BENEFITS

Applicants: Carley and Michael McBride

The applicants purchased the subject lot in 1987. Prior to that point in time, a survey was conducted. It was recertified subsequent to their purchase. Over a year after the recertification of the survey, construction began on their new home. The contractor relied on existing and exposed survey monuments in the determination of the placement of the slab. Subsequent to the inception of the construction, an additional survey monument was found buried on the SE corner of the lot. It was later determined that this "additional" monument was in fact the correct survey marker. This monument is located west of the monument relied on by the contractor. (See attached diagram). It has been verified that the buried monument is the correct survey marker. The monument relied upon was not part of the survey of this lot.

Additionally, it has now been determined that the house as presently being constructed encroaches into the side setback on the easterly side of the house from its widest point of 21 1/2 inches to 12 inches. It is the applicant's contention that the mistake of the surveyor and contractor are special conditions and circumstances that would not be applicable to other structures in the same zoning district. By authorizing the minimal side setback variance of no more than 22 inches, this Board would be granting the minimum variance to allow the reasonable use of the land without a significant additional cost to their new home. It is also the applicant's belief that the grant of variance will be so minimal as to not affect the harmony of the town, nor will it be injurious to the area.

As the Board has the authority owing to special conditions as stated above, to grant relief of the side setback. The result of denial of the variance would result in unnecessary hardship to the McBride family.

# TOWN of SEWALL'S POINT

One South Sewall's Point Road, Sewall's Point, Stuart, Florida 34996

## COMMISSIONERS

JOHN C. GUENTHER, MAYOR  
GILBERT C. STRUBELL, VICE-MAYOR  
ROBERT R. AUNE, COMMISSIONER  
IRENE E. O'BRIEN, COMMISSIONER  
RUSSELL A. MacDONNELL, COMMISSIONER

TELEPHONE: (305) 287-2455

TOWN CLERK  
JOAN H. BARROW

CHIEF OF POLICE  
LOUIS J. SAVINI

M E E T I N G

O F

TOWN OF SEWALL'S POINT

BOARD OF ZONING ADJUSTMENT

In The Meeting Room of Town Hall

ON TUESDAY, DEC. 13, 1988

at 7:30 P.M.

For the purpose of discussing the variance  
of Michael and Carley McBride on Lot 6,  
Block E, Homewood Subdivision.

*Clark*

APPLICATION TO

THE TOWN OF SEWALL'S POINT

BOARD OF ZONING ADJUSTMENT

PLEASE TYPE OF PRINT

W. We, Carley and Michael McBride of Post Office Box 96-7027  
 name of applicant address  
Stuart, Florida 34995  
 city state zip

do hereby make application to the Town of Sewall's Point Board of Zoning Adjustment on the following property legally described as:

Lot 6, Block E, Subdivision Homewood according to map of Plat Book 3, Page 35, Section \_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East, of the public records of Martin County, Florida, or property otherwise described as metes and bounds. (Please include current street address) (long legal description may be attached separately.)

S. Ridgeview Road, Sewall's Point, Florida 34996

for the purpose of Variance of Side Setback VIG(2)  
(indicate the specific section of Zoning Regulations, Zoning Resolution, Zoning Ordinance)

VariANCES

To authorize upon appeal such variance from the terms of 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 a variance, an application must be submitted which demonstrates:

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 the actions of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.
4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance 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 grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, 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 variance is granted, shall be deemed a violation of the ordinance.

The Board of Adjustment may prescribe a reasonable time limit within which the action for which the variance 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 grounds for the issuance of a variance.



Notice of Public Hearing shall be posted on the property for which the variance is sought and upon the Town Hall bulletin board. Notice shall be published at least eighteen (18) days prior to the public hearing in the Jensen Beach Mirror or other newspaper of general circulation printed in Martin County, and notice shall be sent by certified mail, return receipt requested, by applicant and at applicant's expense, to owners of record of real property involved in said request, with the mailing of said notices being at least eighteen (18) days prior to the date of the hearing.

This certifies that the above statement is correct and accurate. It is also certified 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 order, codes, conditions, rules, regulations and ordinances pertaining to the use of the above-described property will be complied with. It is further certified that I have read the instructions on the attached sheet and fully understand the conditions set forth and will comply fully with them knowing that failure to comply or omission thereof may result in no action being taken by the Board.



Signature of Applicant or Attorney  
Michael H. Olenick, Esquire  
November 15, 1988

date

---

DO NOT WRITE BELOW THIS LINE

date application filed 11-15-88

checked for completeness by DS date \_\_\_\_\_

date copies to Board and Commissioners DS

date sign posted 11-19-88 checked by JB

legal notice published/date DS paper \_\_\_\_\_

letters to nearby owners checked/date \_\_\_\_\_ by \_\_\_\_\_

date of public hearing 12-13-88

disposition of case - approved \_\_\_\_\_ not approved \_\_\_\_\_

resolution signed \_\_\_\_\_ date \_\_\_\_\_

follow-up date if approval was conditional \_\_\_\_\_

follow-up date entered on Town calendar/date \_\_\_\_\_ by \_\_\_\_\_

copies of Board Chairman's report to Commission/date \_\_\_\_\_

closed file \_\_\_\_\_

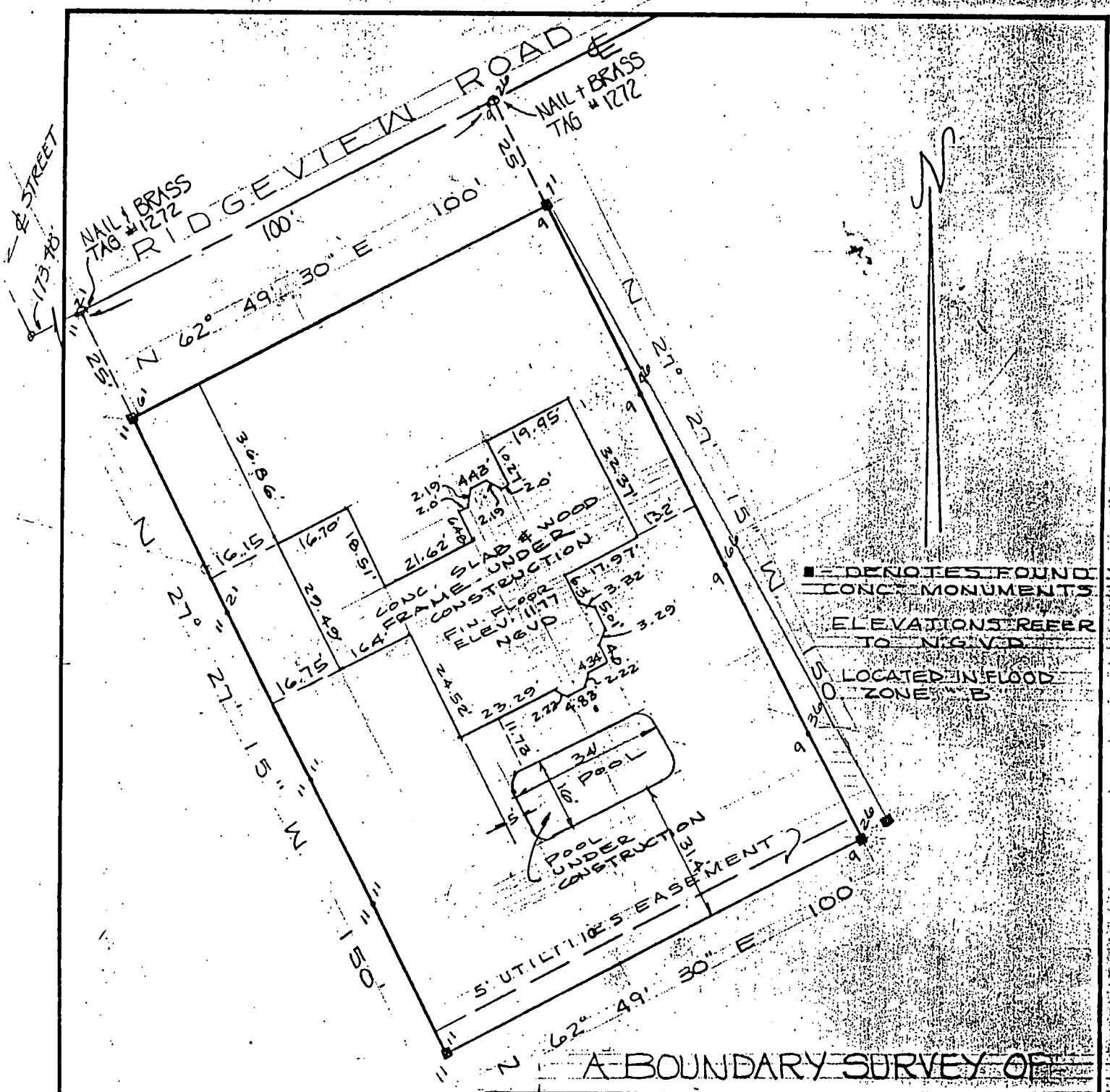
## STATEMENT OF BENEFITS

Applicants: Carley and Michael McBride

The applicants purchased the subject lot in 1987. Prior to that point in time, a survey was conducted. It was recertified subsequent to their purchase. Over a year after the recertification of the survey, construction began on their new home. The contractor relied on existing and exposed survey monuments in the determination of the placement of the slab. Subsequent to the inception of the construction, an additional survey monument was found buried on the SW corner of the lot. It was later determined that this "additional" monument was in fact the correct survey marker. This monument is located west of the monument relied on by the contractor. (See attached diagram). It has been verified that the buried monument is the correct survey marker. The monument relied upon was not part of the survey of this lot.

Additionally, it has now been determined that the house as presently being constructed encroaches into the side setback on the easterly side of the house from its widest point of 18 inches to 12 inches. It is the applicant's contention that the mistake of the surveyor and contractor are special conditions and circumstances that would not be applicable to other structures in the same zoning district. By authorizing the minimal side setback variance of no more than 18 inches, this Board would be granting the minimum variance to allow the reasonable use of the land without a significant additional cost to their new home. It is also the applicant's belief that the grant of variance will be so minimal as to not affect the harmony of the town, nor will it be injurious to the area.

As the Board has the authority owing to special conditions as stated above, to grant relief of the side setback. The result of denial of the variance would result in unnecessary hardship to the McBride family.



■ DENOTES FOUND CONCRETE MONUMENTS  
 ELEVATIONS REFER TO NGVD  
 LOCATED IN FLOOD ZONE "B"

A BOUNDARY SURVEY OF  
 LOT 6, BLOCK "E"  
 AMENDED PLAT OF HOME WOOD

This survey meets the minimum technical standards for Land Surveying in Florida as prescribed in Chapter 21HH-6, F.A.C.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

FOR ADDGOTIB-IN-11-5-88  
 UPDATED 11-4-88  
 CARLEY & MICHAEL MCBRIDE  
 UPDATED 9-23-87

This survey meets the minimum technical standards for Land Surveying in Florida, as prescribed in Chapter 21HH-6, F.A.C. I hereby certify to Sun Bank/Treasure Coast, N.A.; Carley McBride and Michael McBride and Chicago Title Insurance Company that the sketch shown hereon is a correct representation of a survey done under my direction and is true and correct to the best of my knowledge and belief. There are no encroachments unless otherwise shown. No search of the public records made for errors or omissions of said description. Easements of record not shown unless furnished.

**DON WILLIAMS & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 1115 E. OCEAN BLVD. STUART, FLA. 34996  
 (305) 283-2977

*W.L. Williams*  
 W.L. WILLIAMS  
 R.L.S. FLA. REG. No. 1272  
 W.O. # 1559

|                 |               |                            |              |          |
|-----------------|---------------|----------------------------|--------------|----------|
| SCALE: 1" = 30' | DATE: 5-16-85 | F.B. 231 20U Page 24-25 34 | PLAT BOOK: 3 | PAGE: 35 |
|-----------------|---------------|----------------------------|--------------|----------|

676348

THIS INSTRUMENT WAS PREPARED BY:  
**GEORGE W. SOMMER, P.A.**  
Attorney at Law  
738 Colorado Avenue  
P.O. Box 2210  
STUART, FLORIDA 33495  
(905) 287-2233

# Warranty Deed

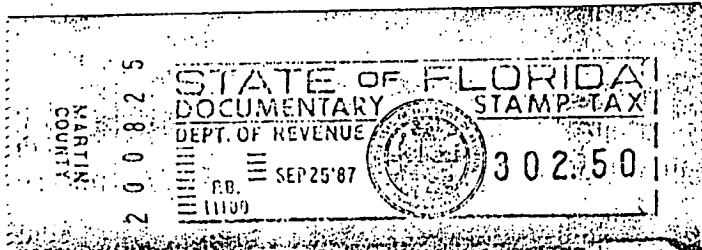
(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 25<sup>th</sup> day of September 1987, Between  
WILLIAM R. COMPTON, a single person  
of the County of Martin, State of Florida, grantor, and  
CARLEY MCBRIDE  
whose post office address is 17 S. Ridgeview Road, Stuart, Florida 34996  
of the County of Martin, State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of  
Ten and no/100's (\$10.00) Dollars,  
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 fol-  
lowing described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 6, Block E, according to the Amended Plat of HOMEWOOD, SEWALL'S POINT,  
Martin County, Florida, on file and of record in the Office of the Clerk  
of the Circuit Court in and for Martin County, Florida in Plat Book 3,  
Page 35.

SUBJECT to restrictions, reservations and easements of record.



BY: *[Signature]*  
M. A. STILLER  
CLERK OF CIRCUIT COURT  
D.C.

FILED FOR RECORD  
MARTIN CO. FLA.  
87 SEP 25 11:06

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

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

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

*[Signature: George W. Sommer]*  
*[Signature: John Ferriman]*

*[Signature: William R. Compton]* (Seal)  
WILLIAM R. COMPTON (Seal)  
(Seal)  
(Seal)

STATE OF Florida  
COUNTY OF Martin

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared WILLIAM R. COMPTON, a single person,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before  
me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of September  
1987.

My commission expires:

Notary Public, State of Florida  
My Commission Expires Oct. 4, 1988  
Bonded Thru Troy Fein - Insurance, Inc.

*[Signature: George W. Sommer]*  
Notary Public

O R BOOK 736 PAGE 1487

FLORIDA ABSTRACT & TITLE INSURANCE CO.

OF STUART, FLORIDA

SPECIAL CERTIFICATE NO. 30078

We hereby certify that a search has been made of the public records of Martin County, Florida, regarding a 300 foot area surrounding a parcel of land being described as follows:

Lot 6, Block E, HOMEWOOD, according to the plat thereof recorded in Plat Book 3, page 29, Martin County, Florida, public records.

And we find that the apparent titleholders of land within a 300 foot perimeter of the subject property to be as listed below.

JEROME M. & BABETTE L. MCCARTHY  
78 Barkers Point Road  
Sands Point  
Long Island, NY 11050  
Lot 4, Blk B, Homewood

DONALD M. WEINER  
9 Ridgeview Road North  
Stuart, FL 34996  
Lot 5, Blk B, Homewood

VICKI M. WAUGAMAN  
10 N. Ridgeview Road  
Stuart, FL 34996  
Lot 6, Blk B, Homewood

SUSAN DECKER  
12 Ridgeview Road  
Stuart, FL 34996  
Lot 7, Blk B, Homewood

RAYMOND H. & GLENDA ARMSTRONG  
16217 Fantasia Drive  
Tampa, FL 33624  
Lot 8, Blk B, Homewood

RICHARD C. & MIRIAM M. HARRIS  
18 Ridgeview Road North  
Stuart, FL 34996  
Lot 9, Blk B, Homewood

JOHN B. JR. & PRISCILLA PAGANO  
PHILIP POTTER & P. I. PAGANO  
P. O. Box 640  
Vineland, NJ 08360  
Lots 1 & 2, Blk C, Homewood

DONALD & ONA JOAN RICHARDSON  
7 North Ridgeview Road  
Stuart, FL 34996  
Lot 1, Blk D, Homewood

KENNETH P. & J. E. KING  
P. O. Box 1026  
Jensen Beach, FL 34957  
Lot 2, Blk D, Homewood

JANET B. MENNELLA  
Box 64  
Brightwaters, NY 11718  
Lot 3, Blk D, Homewood

GLENN H. & GAIL L. GUMBINNER  
12 South Ridgeview Road  
Stuart, FL 34996  
Lot 4, Blk D, Homewood

TOWN OF SEWALL'S POINT  
1 Sewalls Pt. Road  
Stuart, FL 34994  
Lot W, Betw Blks C & D, Homewood

CONTINUED ON PAGE 2

IN WITNESS WHEREOF, FLORIDA ABSTRACT & TITLE INSURANCE CO. OF STUART has caused these presents to be signed in its name, by its duly authorized representative and its Corporate Seal to be affixed hereto, this 14th day of November, 1988.

FLORIDA ABSTRACT & TITLE INS. CO. OF STUART

By: 

Nancye J. Gunn  
Abstractor/Examiner

NO. 30078

Page 2

oOo

LEONARD J. & BEVERLY L. HART  
83 S. Sewalls Point Road  
Stuart, FL 34996  
Lt 2 & pt Lt 3, Blk E, Homewood

JOHN T. & ALISON K. KENNEDY  
2 South Ridgeview Road  
Stuart, FL 34996  
Pt Lot 3, Blk E, Homewood

JERRY L. & BARBARA A. JOHNSON  
P. O. Box 94-7100  
Stuart, FL 34994  
Lot 4, Blk E, Homewood

CARL M. & W. APUZZO  
8 Miramar Rd.  
Stuart, FL 34994  
Lot 5, Blk E, Homewood

MARY CSER  
9187 Pekin Road  
Novelty, OH 44072  
Lot 7, Blk E, Homewood

WILLIAM L. & STEPHANIE P. KIGHT  
15 S. Ridgeview Road  
Stuart, FL 34996  
Lot 8, Blk E, Homewood

ROBERT & MARGARET CARELL  
8267 S. Fed. Hwy  
Port St. Lucie, FL 34952  
Lot 9, Blk E, Homewood

MICHAEL E. & CHRISTINE B. SWEET  
19 S. Ridgeview Road  
Stuart, FL 34996  
Lot 10, Blk E, Homewood

GEORGE J. & ELIZABETH BARKER  
5 Rio Vista Dr.  
Stuart, FL 34996  
Lot 29, Rio Vista

JAMES C. & SHARON J. STRAIT  
17 Rio Vista Dr.  
Stuart, FL 34996  
Lot 50, Rio Vista

RAMON L. & AIMEE H. RIZZO  
15 Rio Vista Drive  
Stuart, FL 34996  
Lot 51, Rio Vista

JACK D. & JOYCE HUDSON  
11 Rio Vista Drive  
Stuart, FL 34996  
Lot 52, Rio Vista

GARY & KATHLEEN SHEFFIELD  
1419 Wincanton Drive  
Deerfield, IL 60015  
Lot 60, Rio Vista

MARTIN & ANNE LISE DROEGE  
9 Rio Vista Drive  
Stuart, FL 34996  
Lot 61, Rio Vista

R. A. & J. E. MELTZER  
R. H. BUCHMAN  
4 Rio Vista Drive  
Stuart, FL 34996  
Lot 63, Rio Vista

JOHN E. & DOROTHY A. DALTON  
6 Rio Vista Drive  
Stuart, FL 34996  
Lot 64, Rio Vista

HELEN K. HAZARD  
5809 Rier Drive, Hollowing Point  
Lorton, VA 22079  
Lot 65, Rio Vista

HENRY K. & HILDEGARD KRZEPISZ  
10 Rio Vista Drive  
Stuart, FL 34996  
Lot 66, Rio Vista

AMOS & ELAINE TAYLOR  
11 Palm Road, Sewalls Point  
Stuart, FL 34996  
Lot 67, Rio Vista

CARMEL & DOLORES LOFFREDO  
14 Rio Vista Drive  
Stuart, FL 34996  
Lot 68, Rio Vista

KATHERINE H. McABEE  
23 S. Ridgeview Road  
Stuart, FL 34996  
Lot 69, Rio Vista

WILLIAM R. DRARY (TR)  
555 Colorado Ave.  
Stuart, FL 34994  
Lot 70, Rio Vista

THIS INFORMATION IS CERTIFIED THROUGH  
NOVEMBER 9, 1988.

**6093**

**REPLACE SOFFIT**

MASTER PERMIT NO. \_\_\_\_\_

### TOWN OF SEWALL'S POINT

Date 1/13/03

BUILDING PERMIT NO. 6093

Building to be erected for McBRIDE Type of Permit Repl. ROTTEN SOFFIT

Applied for by O/B (Contractor) Building Fee 35.00

Subdivision HOMENWOOD Lot 6 Block E Radon Fee \_\_\_\_\_

Address 9 S. RIDGEMAN ROAD Impact Fee \_\_\_\_\_

Type of structure SFR A/C Fee \_\_\_\_\_

Electrical Fee \_\_\_\_\_

Plumbing Fee \_\_\_\_\_

Parcel Control Number:

138410060050006020000 Roofing Fee \_\_\_\_\_

Amount Paid 35.00 Check # 6678 Cash \_\_\_\_\_ Other Fees ( \_\_\_\_\_ ) \_\_\_\_\_

Total Construction Cost \$ 500.00 TOTAL Fees 35.00

Signed [Signature] Applicant Signed [Signature] Town Building Official

### PERMIT

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> BUILDING         | <input type="checkbox"/> ELECTRICAL          | <input type="checkbox"/> MECHANICAL  |
| <input type="checkbox"/> PLUMBING         | <input type="checkbox"/> ROOFING             | <input type="checkbox"/> POOL/SPA/DECK   |
| <input type="checkbox"/> DOCK/BOAT LIFT   | <input type="checkbox"/> DEMOLITION          | <input type="checkbox"/> FENCE   |
| <input type="checkbox"/> SCREEN ENCLOSURE | <input type="checkbox"/> TEMPORARY STRUCTURE | <input type="checkbox"/> GAS   |
| <input type="checkbox"/> FILL             | <input type="checkbox"/> HURRICANE SHUTTERS  | <input type="checkbox"/> RENOVATION  |
| <input type="checkbox"/> TREE REMOVAL     | <input type="checkbox"/> STEMWALL            | <input checked="" type="checkbox"/> ADDITION<br><input checked="" type="checkbox"/> REPLACE SOFFIT |

### INSPECTIONS

|                             |       |                        |       |
|-----------------------------|-------|------------------------|-------|
| UNDERGROUND PLUMBING        | _____ | UNDERGROUND GAS        | _____ |
| UNDERGROUND MECHANICAL      | _____ | UNDERGROUND ELECTRICAL | _____ |
| STEMWALL FOOTING            | _____ | FOOTING                | _____ |
| SLAB                        | _____ | TIE BEAM/COLUMNS       | _____ |
| ROOF SHEATHING              | _____ | WALL SHEATHING         | _____ |
| TRUSS ENG/WINDOW/DOOR BUCKS | _____ | LATH                   | _____ |
| ROOF TIN TAG/METAL          | _____ | ROOF-IN-PROGRESS       | _____ |
| PLUMBING ROUGH-IN           | _____ | ELECTRICAL ROUGH-IN    | _____ |
| MECHANICAL ROUGH-IN         | _____ | GAS ROUGH-IN           | _____ |
| FRAMING                     | _____ | EARLY POWER RELEASE    | _____ |
| FINAL PLUMBING              | _____ | FINAL ELECTRICAL       | _____ |
| FINAL MECHANICAL            | _____ | FINAL GAS              | _____ |
| FINAL ROOF                  | _____ | BUILDING FINAL         | _____ |



Town of Sewall's Point

BUILDING PERMIT APPLICATION

Building Permit Number: \_\_\_\_\_

Owner or Titleholder Name: MICHAEL J. MCBRIDE City: STUNDS State: FL Zip: 34996

Legal Description of Property: HOMWOOD LOT 6 BLK E Parcel Number: 138410060050006020000

Location of Job Site: 9 S. RIDGEVIEW RD. SEWALL'S PT. Type of Work To Be Done: REPLACE ROTTEN WOOD OVERHANG OF ROOF + 3' FEET OF ROOF 4' X 4' SECTION RESTRICTION

CONTRACTOR/Company Name: SC&F Phone Number: 283-2839

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

State Registration Number: \_\_\_\_\_ State Certification Number: \_\_\_\_\_ Martin County License Number: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ENGINEER: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AREA SQUARE FOOTAGE - SEWER - ELECTRIC Living: \_\_\_\_\_ Garage: \_\_\_\_\_ Covered Patios: \_\_\_\_\_ Screened Porch: \_\_\_\_\_

Carpport: \_\_\_\_\_ Total Under Roof \_\_\_\_\_ Wood Deck: \_\_\_\_\_ Accessory Building: \_\_\_\_\_

Type Sewage: \_\_\_\_\_ Septic Tank Permit Number From Health Depart. \_\_\_\_\_ Well Permit Number: \_\_\_\_\_

FLOOD HAZARD INFORMATION Flood Zone: \_\_\_\_\_ Minimum Base Flood Elevation (BFE): \_\_\_\_\_ NGVD

Proposed First Floor Habitable Floor Finished Elevation: \_\_\_\_\_ NGVD (Minimum 1 Foot Above BFE)

COST AND VALUES Estimated Cost of Construction or Improvements: \$500,000 Estimated Fair Market Value (FMV) Prior

To Improvements: \_\_\_\_\_ If Improvement, Is Cost Greater Than 50% Of Fair Market Value YES \_\_\_\_\_ NO \_\_\_\_\_

SUBCONTRACTOR INFORMATION

Electrical: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Mechanical: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Plumbing: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Roofing: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

I understand that a separate permit from the Town may be required for ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, FURNANCE, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, DOCKS, SEA WALLS, ACCESSORY BUILDINGS, SAND OR FILL ADDITION OR REMOVAL, AND TREE REMOVAL AND RELOCATIONS.

CODE EDITIONS IN EFFECT AT TIME OF APPLICATION

Florida Building Code (Structural, Mechanical, Plumbing, Gas) \_\_\_\_\_ South Florida Building Code (Structural, Mechanical, Plumbing, Gas) \_\_\_\_\_

National Electrical Code \_\_\_\_\_ Florida Energy Code \_\_\_\_\_

Florida Accessibility Code \_\_\_\_\_

I HEREBY CERTIFY THAT THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND I AGREE TO COMPLY WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES DURING THE BUILDING PROCESS.

OWNER OR AGENT SIGNATURE (Required) Michael J. McBride

State of Florida, County of: Martin

This the 10th day of January, 2003

by M McBride who is personally

known to me or produced

as identification: Joan H. Barrow

Notary Public

My Commission Expires:

CONTRACTOR SIGNATURE (Required)

On State of Florida, County of: \_\_\_\_\_

This the \_\_\_\_\_ day of \_\_\_\_\_ 2003

by \_\_\_\_\_ who is personally

known to me or produced

As identification: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_



Seal

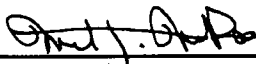
**TOWN OF SEWALL'S POINT**  
**ONE SOUTH SEWALL'S POINT ROAD**  
**SEWALL'S POINT, FLORIDA 34996**

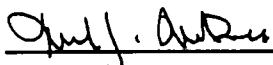
**TOWN OF SEWALL'S POINT OWNER/BUILDER AFFIDAVIT**  
**(To be submitted if permit is to be pulled by Owner/Builder)**

**DISCLOSURE STATEMENT**

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building at a cost of \$25,000 or less. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease a building you have built yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. It is your responsibility to make sure that people employed by you have licenses required by State law and by County or Municipal licensing ordinances. Any person working on your building who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes and zoning regulations. Florida Statutes 489.103(7).

**I have read the above and agree to comply with the provisions as stated.**

Name:  MICHAEL J. MCBRIDE Date: 1-13-03

Signature: 

Address: 9 S. RIDGEVIEW RD.

City & State: STARBUCK, FL.

Permit No. \_\_\_\_\_

**This form is for all permits except electrical.**

# TOWN OF SEWALL'S POINT

## Building Department - Inspection Log

Date of Inspection:  Mon  Wed  Fri 2/20, 2004 Page \_\_\_\_\_ of \_\_\_\_\_

| PERMIT          | OWNER/ADDRESS/CONTR. | INSPECTION TYPE        | RESULTS | NOTES/COMMENTS       |
|-----------------|----------------------|------------------------|---------|----------------------|
| <del>6355</del> | <del>TAYLOR</del>    | <del>FINAL PUMPK</del> |         | <del>CANCELLED</del> |
|                 | 22 E. HIGH POINT     | 11 BLDG                |         | BYELEN NAVARRO       |
|                 | NAVARO+MAGGART       |                        |         | INSPECTOR:           |
| 6470            | JAMES                | REMODEL KITCHEN        | FAIL    |                      |
| 1               | SS RIDGEVIEW         | FINAL                  |         |                      |
|                 | MEL-RY               | (8am - Please?)        |         | INSPECTOR: <i>MM</i> |
| 6511            | KING                 | DECK                   | OKS     | CLOSE                |
| 3               | 30 RIO VISTA DR      |                        |         |                      |
|                 | RIC PAULY            |                        |         | INSPECTOR: <i>MM</i> |
| 6606            | BERNSTON             | REROUTE WATER          | PASS    |                      |
| 2               | 176 S. SEWALLS PT    | LINE                   |         |                      |
|                 | O/B                  |                        |         | INSPECTOR: <i>MM</i> |
| 6108            | JAMES                | FENCE                  | PASS    | CLOSE                |
| 1               | 5 S. RIDGEVIEW       |                        |         |                      |
|                 | D/B                  | (8am - Please?)        |         | INSPECTOR: <i>MM</i> |
| 6093            | MCBRIDE              | SOFFIT REPAIR          |         | CLOSE PERMIT         |
| 6340            | 9 S. RIDGEVIEW       | REROOF                 |         |                      |
|                 |                      |                        |         | INSPECTOR: <i>MM</i> |
| 6035            | MORRISON             | FINAL STAIRS +         | PASS    | CLOSE                |
|                 |                      | WALKWAY                |         |                      |
| 6200            | 23 SIMARA ST         |                        |         |                      |
|                 | O/B                  | REPAIR DECK            | PASS    | INSPECTOR: <i>MM</i> |
| OTHER:          | CLOSE                |                        |         |                      |

**6340**

**RE-ROOF**

MASTER PERMIT NO. \_\_\_\_\_

### TOWN OF SEWALL'S POINT

Date 7/17/03

BUILDING PERMIT NO. 6340

Building to be erected for McBRIDE Type of Permit RE-ROOF

Applied for by GOLD COAST ROOFING (Contractor) Building Fee \_\_\_\_\_

Subdivision HOMWOOD Lot 6 Block E Radon Fee \_\_\_\_\_

Address 95 RIDGEVIEW ROAD Impact Fee \_\_\_\_\_

Type of structure SFR A/C Fee \_\_\_\_\_

Parcel Control Number:

138410060050006020000 Plumbing Fee \_\_\_\_\_

Amount Paid 120.00 Check # 217 Cash \_\_\_\_\_ Other Fees (\_\_\_\_\_) \_\_\_\_\_

Total Construction Cost \$ 4700.00 TOTAL Fees 120.00

Signed Jenise Williams  
Applicant

Signed Gene Simmons (Gov)  
Town Building Official

## PERMIT

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> BUILDING         | <input type="checkbox"/> ELECTRICAL          | <input type="checkbox"/> MECHANICAL    |
| <input type="checkbox"/> PLUMBING         | <input checked="" type="checkbox"/> ROOFING  | <input type="checkbox"/> POOL/SPA/DECK |
| <input type="checkbox"/> DOCK/BOAT LIFT   | <input type="checkbox"/> DEMOLITION          | <input type="checkbox"/> FENCE         |
| <input type="checkbox"/> SCREEN ENCLOSURE | <input type="checkbox"/> TEMPORARY STRUCTURE | <input type="checkbox"/> GAS           |
| <input type="checkbox"/> FILL             | <input type="checkbox"/> HURRICANE SHUTTERS  | <input type="checkbox"/> RENOVATION    |
| <input type="checkbox"/> TREE REMOVAL     | <input type="checkbox"/> STEMWALL            | <input type="checkbox"/> ADDITION      |

## INSPECTIONS

- |                             |       |                        |       |
|-----------------------------|-------|------------------------|-------|
| UNDERGROUND PLUMBING        | _____ | UNDERGROUND GAS        | _____ |
| UNDERGROUND MECHANICAL      | _____ | UNDERGROUND ELECTRICAL | _____ |
| STEMWALL FOOTING            | _____ | FOOTING                | _____ |
| SLAB                        | _____ | TIE BEAM/COLUMNS       | _____ |
| ROOF SHEATHING              | _____ | WALL SHEATHING         | _____ |
| TRUSS ENG/WINDOW/DOOR BUCKS | _____ | LATH                   | _____ |
| ROOF TIN TAG/METAL          | _____ | ROOF-IN-PROGRESS       | _____ |
| PLUMBING ROUGH-IN           | _____ | ELECTRICAL ROUGH-IN    | _____ |
| MECHANICAL ROUGH-IN         | _____ | GAS ROUGH-IN           | _____ |
| FRAMING                     | _____ | EARLY POWER RELEASE    | _____ |
| FINAL PLUMBING              | _____ | FINAL ELECTRICAL       | _____ |
| FINAL MECHANICAL            | _____ | FINAL GAS              | _____ |
| FINAL ROOF                  | _____ | BUILDING FINAL         | _____ |

Permit Number: \_\_\_\_\_

### Town of Sewall's Point BUILDING PERMIT APPLICATION

OWNER/TITLEHOLDER NAME: Michael M<sup>c</sup>Bride Phone (Day) \_\_\_\_\_ (Fax) 561-781-8426

Job Site Address: 95 Ridgeview Rd City: Stuart State: FL Zip: 34996

Legal Description of Property: Homewood Blk E Lot 6 Parcel Number: 13841 006 005 00060

Owner Address (if different): Same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Description of Work To Be Done: Reroof - Replace existing roof with same product

WILL OWNER BE THE CONTRACTOR?: Yes  No  (If no, fill out the Contractor & Subcontractor sections below)

CONTRACTOR/Company: Gold Coast Roofing Phone: 772-219-0994 Fax: 772-219-0197

Street: 3483 SE Narragansett Terr City: Stuart State: FL Zip: 34997

State Registration Number: \_\_\_\_\_ State Certification Number: CC057558 Martin County License Number: \_\_\_\_\_

COST AND VALUES: Estimated Cost of Construction or Improvements: \$ 4700<sup>00</sup> (Notice of Commencement needed over \$2500)

#### SUBCONTRACTOR INFORMATION:

Electrical: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Mechanical: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Plumbing: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Roofing: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

ARCHITECT N/A Phone Number: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ENGINEER N/A Phone Number: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AREA SQUARE FOOTAGE -- SEWER -- ELECTRIC Living: \_\_\_\_\_ Garage: \_\_\_\_\_ Covered Patios: \_\_\_\_\_ Screened Porch: \_\_\_\_\_

Carport: \_\_\_\_\_ Total Under Roof: \_\_\_\_\_ Wood Deck: \_\_\_\_\_ Accessory Building: \_\_\_\_\_

I understand that a separate permit from the Town may be required for ELECTRICAL, PLUMBING, MECHANICAL, SIGNS, POOLS, WELLS, FURNACE, BOILERS, HEATERS, TANKS DOCKS, SEA WALLS, ACCESSORY BUILDING, SAND OR FILL ADDITION OR REMOVAL, AND TREE REMOVAL AND RELOCATIONS.

CODE EDITIONS IN EFFECT AT TIME OF APPLICATION: Florida Building Code (Structural, Mechanical, Plumbing, Gas): 2001  
National Electrical Code: 2002 Florida Energy Code: 2001 Florida Accessibility Code: 2001

I HEREBY CERTIFY THAT THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND I AGREE TO COMPLY WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES DURING THE BUILDING PROCESS.

OWNER OR AGENT SIGNATURE (required)

State of Florida, County of Palm Beach  
This the 15<sup>th</sup> day of July, 2003  
by AIZOBAC who is personally  
known to me or produced  
as identification. Denise Williams

My Commission Expires \_\_\_\_\_  
Notary Public  
**C. DENISE WILLIAMS**  
Notary Public - State of Florida  
My Commission Expires Feb 11, 2007  
Commission # DD183409  
Bondered By National Notary Assn.

CONTRACTOR SIGNATURE (required)

On State of Florida, County of Palm Beach  
This the 15<sup>th</sup> day of July, 2003  
by \_\_\_\_\_ who is personally  
known to me or produced  
As identification. Denise Williams

My Commission Expires \_\_\_\_\_  
Notary Public  
**DENISE WILLIAMS**  
Notary Public - State of Florida  
My Commission Expires Feb 11, 2007  
Commission # DD183409  
Bondered By National Notary Assn.

PERMIT APPLICATIONS VALID 30 DAYS FROM APPROVAL NOTIFICATION - PLEASE PRINT UP YOUR PERMIT PROMPTLY

Pitch  
6/12  
2100#



**MIAMI-DADE COUNTY, FLORIDA**  
**BUILDING CODE COMPLIANCE OFFICE (BCCO)**  
**PRODUCT CONTROL DIVISION**

**MIAMI-DADE COUNTY, FLORIDA**  
**METRO-DADE FLAGLER BUILDING**  
**140 WEST FLAGLER STREET, SUITE 1603**  
**MIAMI, FLORIDA 33130-1563**  
**(305) 375-2901 FAX (305) 375-2908**

**NOTICE OF ACCEPTANCE (NOA)**

**GAF Materials Corporation**  
**1361 Alps Road.**  
**Wayne, NJ 07470**

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (in Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

**DESCRIPTION: GAF Timberline Ultra Shingle**

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of pages 1 through 3.

The submitted documentation was reviewed by Frank Zuloaga, RRC



**FILE COPY**  
**TOWN OF SEWALL'S POINT**  
THESE PLANS HAVE BEEN  
REVIEWED FOR CODE COMPLIANCE

DATE: 7/15/03

*[Signature]*

**BUILDING OFFICIAL**  
Gene Simmons

NOA No.: 03-0219.06  
Expiration Date: 04/22/08  
Approval Date: 04/03/03  
Page 1 of 3

### ROOFING ASSEMBLY APPROVAL

**Category:** Roofing  
**Sub-Category:** 07310 Asphalt Shingles  
**Materials:** Dimensional  
**Deck Type:** Wood

#### 1. SCOPE

This renews GAF Timberline Ultra Shingle as manufactured by GAF Materials Corp described in Section 2 of this Notice of Acceptance.

#### 2. PRODUCT DESCRIPTION

| <u>Product</u>       | <u>Dimensions</u>   | <u>Test Specifications</u> | <u>Product Description</u>   |
|----------------------|---|----------------------------|--|
| GAF Timberline Ultra | 13 <sup>1</sup> / <sub>4</sub> x 39 <sup>1</sup> / <sub>8</sub> | PA 110                     | Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile |

#### 3. EVIDENCE SUBMITTED:

| <u>Test Agency</u>              | <u>Test Identifier</u> | <u>Test Name/Report</u> | <u>Date</u> |
|---------------------------------|------------------------|-------------------------|-------------|
| Center for Applied Engineering  | PA 100                 |                         | 02/23/94    |
| Underwriters Laboratories, Inc. | PA 107                 | Modified ASTM D 3161    | 04/13/94    |
| Underwriters Laboratories, Inc. | ASTM 3462              | ASTM D3462              | 03/26/94    |
| Center for Applied Engineering  |                        | ASTM D3462              | 03/18/97    |

#### 4. LIMITATIONS

- 4.1 Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
- 4.2 Shall not be installed on roof mean heights in excess of 33 ft.

#### 5. INSTALLATION

- 5.1 Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
- 5.2 Flashing shall be in accordance with Roofing Application Standard RAS 115
- 5.3 The manufacturer shall provide clearly written application instructions.
- 5.4 Exposure and course layout shall be in compliance with Detail 'A', attached.
- 5.5 Nailing shall be in compliance with Detail 'B', attached.

#### 6. LABELING

- 6.1 Shingles shall be labeled with the Miami-Dade Logo or the wording "Miami-Dade County Product Control Approved".

#### 7. BUILDING PERMIT REQUIREMENTS

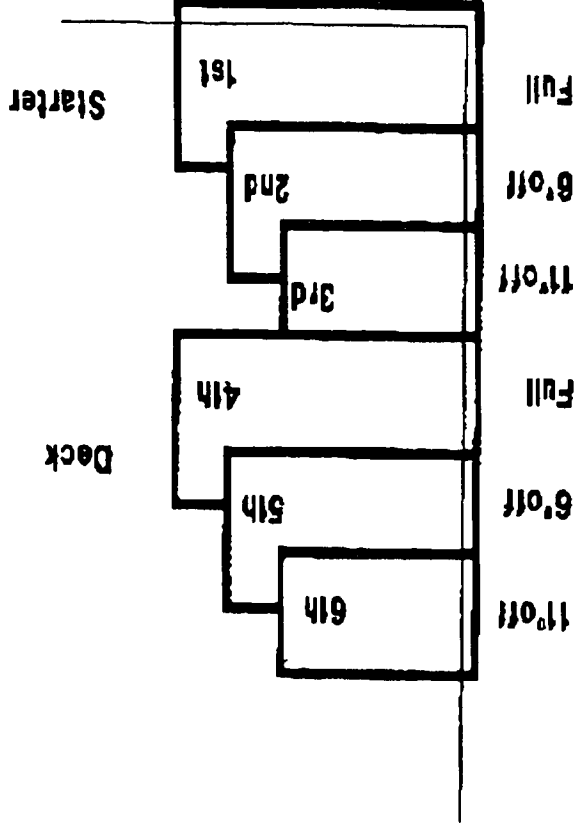
- 7.1 Application for building permit shall be accompanied by copies of the following:
  - 7.1.1 This Notice of Acceptance.
  - 7.1.2 Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.



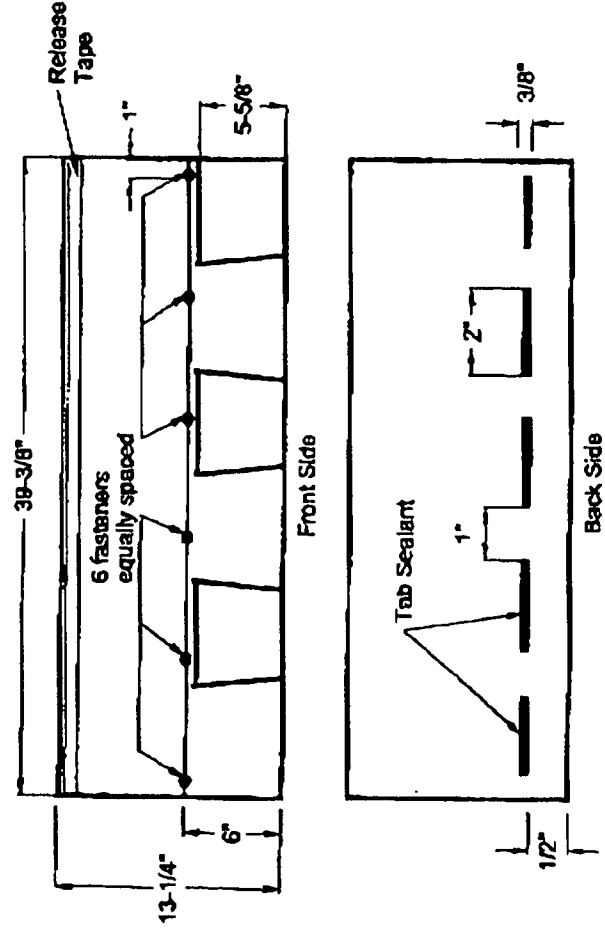
NOA No.:03-0219.06  
 Expiration Date: 04/22/08  
 Approval Date: 04/03/03  
 Page 2 of 3



**DETAIL A**



**DETAIL B**



**END OF THIS ACCEPTANCE**



NOA No.: 03-0219-06  
 Expiration Date: 04/22/08  
 Approval Date: 04/03/03  
 Page 3 of 3



**BUILDING CODE COMPLIANCE OFFICE (BCCO)  
PRODUCT CONTROL DIVISION**

**MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING  
140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2908**

**NOTICE OF ACCEPTANCE (NOA)**

**GAF Materials Corporation  
1361 Alps Road  
Wayne, NJ 07470**

**SCOPE:** This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by the BCCO and accepted by the Building Code and Product Review Committee to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The BCCO (in Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BCCO reserves the right to revoke this acceptance, if it is determined by BCCO that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County or Florida Building Code.

**DESCRIPTION:** GAF Cobra Exhaust Vent for Roof Ridge.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of pages 1 through 3.  
The submitted documentation was reviewed by Frank Zuloaga, RRC.



FILE COPY  
TOWN OF SEWALL'S POINT  
THESE PLANS HAVE BEEN  
REVIEWED FOR CODE COMPLIANCE  
DATE: 2/15/03  
  
BUILDING OFFICIAL  
Gene Simmons

NOA No. 01-1129.01  
Expiration Date: 11/09/03  
Approval Date: 02/14/02  
Page 1 of 3

**ROOFING ASSEMBLY APPROVAL**

Category: Roofing  
Sub-Category: 07720 Static Roof Vent  
Materials: Plastic

**TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:**

| <u>Product</u>                      | <u>Dimensions</u>    | <u>Test Specification</u> | <u>Product Description</u>   |
|-------------------------------------|----------------------|---------------------------|--|
| COBRA RIDGE VENT                    | 3/4" x 10 1/2" x 20' | PA-100                    | Low profile attic ridge vent for installation under ridge shingles. <input type="checkbox"/> |
| COBRA RIDGE VENT<br>(For nail guns) | 3/8" x 10 1/2" x 20' | PA-100                    | Low profile attic ridge vent for installation under ridge shingles. <input type="checkbox"/> |

**EVIDENCE SUBMITTED:**

| <u>Test Agency/Identifier</u>                                 | <u>Name</u>           | <u>Report</u> | <u>Date</u> |
|---|-----------------------|---------------|-------------|
| Center for Applied Engineering, Inc. <input type="checkbox"/> | PA 110                | 07-07-00-67   | 04/25/94    |
| ETL Testing Laboratories <input type="checkbox"/>             | ASTM D 1929           | 509852        | 08/20/91    |
| ETL Testing Laboratories <input type="checkbox"/>             | ASSEAE Standard 52-76 | 509907        | 08/23/91    |



NOA No. 01-1129.01  
Expiration Date: 11/09/03  
Approval Date: 02/14/02  
Page 2 of 3

## APPROVED APPLICATIONS

|                |  |
|----------------|--|
| Tradename:     | COBRA RIDGE VENT   |
| System Type C: | Mechanical attachment of ridge vent under composition ridge shingle.   |
| Slot:          | Cut a 2" slot along the apex of the roof by cutting 1" on each side of the ridge. The 2" slot shall terminate approximately 6" from the rake edge.   |
| Installation:  | Roll out ridge vent centered over the void, and secured 36" o.c. on each side of the ridge to hold it in place until ridge shingles can be installed. Extend to the rake edge. Roll ends or cut joints shall be butted together and caulked with an approved polyurethane sealant. |
| Ridge Shingle: | Install pre-manufactured or field cut ridge shingles over the ridge vent in compliance with the shingle manufacturers Notice of Acceptance (NOA) and the installation instructions using 2" ring shank galvanized nails.   |
| Net Free Area: | Refer to manufacturers published literature  |
| Minimum Slope: | 3:12   |

## LIMITATIONS:

1. Refer to applicable Building Code for required ventilation.
2. Ridge vent ventilators shall not be installed on roof mean heights greater than 33 ft.

END OF THIS ACCEPTANCE



NOA No. 01-1129.01  
Expiration Date: 11/09/03  
Approval Date: 02/14/02  
Page 3 of 3

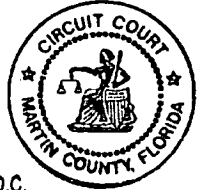
NOTICE OF COMMENCEMENT  
§ 713.13

STATE OF FLORIDA  
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE  
FOREGOING 1 PAGES IS A TRUE  
AND CORRECT COPY OF THE ORIGINAL.

MARSHA EWING, CLERK

BY J. Copus D.C.  
DATE 7-17-03



Address

This Instrument Prepared by:

Address

Open Appraisal Parcel Identification (Folio) Number(s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

NOTICE OF COMMENCEMENT

Permit No \_\_\_\_\_  
State of Florida  
County of \_\_\_\_\_

The undersigned hereby gives notice that improvements will be made to certain real property, and in accordance with section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

Legal description of property (Include Street Address, if available) HOMEWOOD BLOCK E LOT 6  
PMCEL # 13B 41 006 005 00060 (9 S. RIDGEVIEW RD STUART, FL)  
(SEWAN'S POINT)

General description of Improvements RE-ROOFING  
Owner MICHAEL J. + CARLEY MCBRIDE  
Address 9 S. RIDGEVIEW RD STUART, FL 34996  
Owner's Interest in site of the Improvement OWNER  
Fee Simple Title holder (if other than owner) \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contractor GOLD COAST ROOFING  
& BUILDERS, INC.  
Address 3483 SE Narragansett Trail  
Stuart, FL 34997  
Surety \_\_\_\_\_  
Address \_\_\_\_\_ Amount of bond \$ \_\_\_\_\_

Any person making a loan for the construction of the improvements:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Person within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
In addition to himself, owner designates \_\_\_\_\_  
Of \_\_\_\_\_  
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified).

Michael J. McBride  
Signature of Owner

MICHAEL J. MCBRIDE  
Printed Signature of Owner



Thomas W. Stevens  
MY COMMISSION # CC871706 EXPIRES  
October 9, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Sworn to and subscribed before me this 7 day of July  
2003 (Check one):  Affiant is personally known to me  Affidavit provided the following type of identification: \_\_\_\_\_

Thomas W. Stevens  
Notary Signature  
Printed Notary Signature

# ACORD CERTIFICATE OF LIABILITY INSURANCE

**PRODUCER**  
GARDENS INSURANCE AGY  
  
P O BOX 30099  
PLM BCH GARDENS FL 33420

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**COMPANIES AFFORDING COVERAGE**

- COMPANY A ADMIRAL INSURANCE COMPANY
- COMPANY B PROGRESSIVE INSURANCE GROUP
- COMPANY C
- COMPANY D

**INSURED**  
GOLD COAST ROOFING & BUILDING INC.  
5301 SW SNOWBERRY LANE  
PALM CITY, FL 34990

**COVERAGES**  
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| CO LTR | TYPE OF INSURANCE  | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS                               |
|--------|--|---------------|----------------------------------|-----------------------------------|--------------------------------------|
| A      | GENERAL LIABILITY  | A03AG16020    | 1/29/03                          | 1/29/04                           | GENERAL AGGREGATE \$1,000,000        |
|        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY   |               |                                  |                                   | PRODUCTS - COMP/OP AGE \$1,000,000   |
|        | <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR                             |               |                                  |                                   | PERSONAL & ADV INJURY \$1,000,000    |
|        | <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT   |               |                                  |                                   | EACH OCCURRENCE \$1,000,000          |
|        |  |               |                                  |                                   | FIRE DAMAGE (Any one fire) \$ 50,000 |
|        |  |               |                                  |                                   | MED EXP (Any one person) \$          |
| B      | AUTOMOBILE LIABILITY   | CA040392875   | 5/13/03                          | 5/13/04                           | COMBINED SINGLE LIMIT \$ 500,000     |
|        | <input type="checkbox"/> ANY AUTO  |               |                                  |                                   | BODILY INJURY (Per person) \$        |
|        | <input checked="" type="checkbox"/> ALL OWNED AUTOS  |               |                                  |                                   | BODILY INJURY (Per accident) \$      |
|        | <input type="checkbox"/> SCHEDULED AUTOS   |               |                                  |                                   | PROPERTY DAMAGE \$                   |
|        | <input type="checkbox"/> HIRED AUTOS   |               |                                  |                                   |                                      |
|        | <input type="checkbox"/> NON-OWNED AUTOS   |               |                                  |                                   |                                      |
|        | GARAGE LIABILITY   |               |                                  |                                   | AUTO ONLY - EA ACCIDENT \$           |
|        | <input type="checkbox"/> ANY AUTO  |               |                                  |                                   | OTHER THAN AUTO ONLY: \$             |
|        |  |               |                                  |                                   | EACH ACCIDENT \$                     |
|        |  |               |                                  |                                   | AGGREGATE \$                         |
|        | EXCESS LIABILITY   |               |                                  |                                   | EACH OCCURRENCE \$                   |
|        | <input type="checkbox"/> UMBRELLA FORM   |               |                                  |                                   | AGGREGATE \$                         |
|        | <input type="checkbox"/> OTHER THAN UMBRELLA FORM  |               |                                  |                                   | \$                                   |
|        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  |               |                                  |                                   | WC STATUTORY LIMITS OTHER \$         |
|        | THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE <input type="checkbox"/> INCL <input type="checkbox"/> EXCL |               |                                  |                                   | EL EACH ACCIDENT \$                  |
|        |  |               |                                  |                                   | EL DISEASE-POLICY LIMIT \$           |
|        | OTHER  |               |                                  |                                   | EL DISEASE-EA EMPLOYEE \$            |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS  
FAX: 772-220-4765

**CERTIFICATE HOLDER**  
SEWALLS POINT BUILDING DEPT  
ONE SEWALLS POINT  
SEWALLS POINT, FL 34996

**CANCELLATION**  
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
Joyce Hughes *Joyce Hughes*

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE OF ISSUE  
07/15/2003

**PRODUCER**  
Insurance Company of the Americas  
1310 Utica Street  
P.O. Box 855  
Oriskany, New York 13424  
Tel: (315) 768-2726 Fax: (315) 736-8731

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**INSURED**  
Employee Leasing Solutions, Inc.  
Formerly Known As: People Leasing, Inc.  
L/C/F GOLD COAST ROOFING & BUILDERS, INC.  
1401 Manatee Ave. W. Suite 600  
Bradenton, FL 34206

| INSURERS AFFORDING COVERAGE                  | NAIC # |
|--|--------|
| INSURER A: Insurance Company of the Americas | 33030  |
| INSURER B:                                   |        |
| INSURER C:                                   |        |
| INSURER D:                                   |        |
| INSURER E:                                   |        |

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | ADD'L INFO | TYPE OF INSURANCE  | POLICY NUMBER | POLICY EFFECTIVE DATE(M/D/Y) | POLICY EXPIRATION DATE(M/D/Y) | LIMITS   |
|----------|------------|--|---------------|------------------------------|-------------------------------|--|
|          |            | <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC |               |                              |                               | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (EA OCC) \$<br>MED EXPENSE (ANY ONE PERSON) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS-COMP/OP AGG \$    |
|          |            | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   |               |                              |                               | COMBINED SINGLE LIMIT (Per accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per person) \$<br>PROPERTY DAMAGE (Per occurrence) \$                                 |
|          |            | <b>GARAGE LIABILITY</b><br><input type="checkbox"/> ANY AUTO   |               |                              |                               | AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN EA ACC \$<br>AUTO ONLY AGG \$   |
|          |            | <b>EXCESS/UMBRELLA LIABILITY</b><br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><input type="checkbox"/> DEDUCTIBLE<br><input type="checkbox"/> RETENTION \$  |               |                              |                               | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$<br>\$   |
| A        |            | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below  | WC03010102    | 01/01/03                     | 01/01/04                      | <input checked="" type="checkbox"/> YES (10/10/03) OTHER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
|          |            | OTHER: Client ID #4040068  |               |                              |                               |  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 COVERAGE APPLIES ONLY TO THOSE EMPLOYEES LEASED TO BUT NOT SUBCONTRACTORS OF:  
**GOLD COAST ROOFING & BUILDERS, INC.**  
 Qualifiers Name: ALPHONSUS F & SHERIE ZOBEC

## CERTIFICATE HOLDER

SEWALLS POINT BUILDING DEPT  
ONE SEWALLS POINT  
SEWALLS POINT, FL 349986736

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILING TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



WLPSEZ8514PMWH

U.S. Patent 4,918,428; 5,024,874

1/8

AC# 0446323

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ#L020605007

| DATE       | BATCH NUMBER | LICENSE NBR |
|------------|--------------|-------------|
| 06/05/2002 | 788054696    | CCC057558   |

The ROOFING CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2004

ZOBEC, ALPHONSUS FRANK  
GOLD COAST ROOFING & BUILDERS INC  
3483 NARRAGANSETT TERRACE  
STUART FL 34997

JEB BUSH  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KIM BINKLEY-SEYER  
SECRETARY

2002-2003 MARTIN COUNTY ORIGINAL  
COUNTY OCCUPATIONAL LICENSE

Larry C. O'Steen, Tax Collector, P.O. Box 9012, Stuart, FL 34986  
(888) 288-5604

LICENSE 998-520-011 CERT \_\_\_\_\_  
PHONE 888-219-0994 SIC NO. 001751

LOCATION:  
3483 SE NARRAGANSETT TER MAK

CHARACTER COUNTS IN MARTIN COUNTY

|             |           |              |              |
|-------------|-----------|--------------|--------------|
| PREV YR. \$ | <u>00</u> | LIC. FEE \$  | <u>25.00</u> |
| \$          | <u>00</u> | PENALTY \$   | <u>00</u>    |
| \$          | <u>00</u> | COL FEE \$   | <u>00</u>    |
| \$          | <u>00</u> | TRANSFER \$  | <u>00</u>    |
| TOTAL       |           | <u>25.00</u> |              |

IS HEREBY LICENSED TO ENGAGE IN THE BUSINESS, PROFESSION OR OCCUPATION  
OF ROOFING CONTRACTOR

AT LOCATION LISTED FOR THE PERIOD BEGINNING ON THE

20 DAY OF SEPTEMBER 2002  
AND ENDING SEPTEMBER 30, 2003

ALPHONSUS, FRANK  
GOLD COAST ROOFING &  
BUILDERS, INC  
3483 SE NARRAGANSETT TER  
STUART FL 34994

12 02092001 004174



# TOWN OF SEWALL'S POINT

## Building Department - Inspection Log

Date of Inspection:  Mon  Wed  Fri 6/23, 2003 Page 1 of   

| PERMIT | OWNER/ADDRESS/CONTR.         | INSPECTION TYPE              | RESULTS           | NOTES/COMMENTS:                             |
|--------|------------------------------|------------------------------|-------------------|---|
| 6252   | GREENE                       | Day In+                      | (S)               | (late?)                                     |
| (12)   | 26 ISLAND<br>WILFRAM         | SHEATHING<br>(FLAT ROOF)     |                   | Cancelled by code<br>INSPECTOR: [Signature] |
| 6324   | BALLARD                      | FINAL ROOF                   | Passed            | close                                       |
| (10)   | 2 PALM COURT<br>PACIFIC POOL |                              |                   | INSPECTOR: [Signature]                      |
| 6343   | MASSOY                       | STEEL-CAP                    | Passed            |   |
| (3)    | 1 MINDORO<br>WILCO CONST.    | Seawall                      |                   | INSPECTOR: [Signature]                      |
| 6301   | SMITH                        | STEEL-CAP                    | Passed            |   |
| (1)    | 7 SIMARA ST<br>WILCO CONST.  |                              |                   | INSPECTOR: [Signature]                      |
| 6346   | <del>NEBRIDE</del>           | <del>SHEATHING</del>         | <del>Passed</del> |   |
| (5)    | 9 S. RIDGEVIEW<br>GOLD COAST | TIN TAG+METAL<br>IN PROGRESS | Partial           | INSPECTOR: [Signature]                      |
| 6261   | SMITH                        | UNDERGROUND                  | Passed            |   |
| (2)    | 7 SIMARA<br>SUNRISE CONST    | PUMBINA<br>↓ SLAB            | Passed            | INSPECTOR: [Signature]                      |
| 6335   | TWOHEY                       | TEMP POWER                   | Passed            |   |
| (4)    | 119 HILLCREST DR<br>SEAGATE  |                              |                   | INSPECTOR: [Signature]                      |

OTHER: \_\_\_\_\_

Note: Harb Bay Council sign not per req !!



**6376**

**SIDING REPAIR**

MASTER PERMIT NO. \_\_\_\_\_

# TOWN OF SEWALL'S POINT

Date 8/13/03

BUILDING PERMIT NO. 6376

Building to be erected for FASANO

Type of Permit SIDING REPAIR

Applied for by MASTER PLAN BUILDERS (Contractor)

Building Fee 35.00

Subdivision HOMENWOOD Lot 4 Block D

Radon Fee \_\_\_\_\_

Address 12 S. RIDGEMAN ROAD

Impact Fee \_\_\_\_\_

Type of structure SFR

A/C Fee \_\_\_\_\_

Parcel Control Number:

13841006004004000000

Electrical Fee \_\_\_\_\_

Plumbing Fee \_\_\_\_\_

Amount Paid 35.00 Check # 2685 Cash \_\_\_\_\_

Roofing Fee \_\_\_\_\_

Total Construction Cost \$ 1975.00

Other Fees ( \_\_\_\_\_ )

TOTAL Fees 35.00

Signed [Signature]  
Applicant

Signed [Signature]  
Town Building Official

## PERMIT

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> BUILDING         | <input type="checkbox"/> ELECTRICAL          | <input type="checkbox"/> MECHANICAL                |
| <input type="checkbox"/> PLUMBING         | <input type="checkbox"/> ROOFING             | <input type="checkbox"/> POOL/SPA/DECK             |
| <input type="checkbox"/> DOCK/BOAT LIFT   | <input type="checkbox"/> DEMOLITION          | <input type="checkbox"/> FENCE                     |
| <input type="checkbox"/> SCREEN ENCLOSURE | <input type="checkbox"/> TEMPORARY STRUCTURE | <input type="checkbox"/> GAS                       |
| <input type="checkbox"/> FILL             | <input type="checkbox"/> HURRICANE SHUTTERS  | <input type="checkbox"/> RENOVATION                |
| <input type="checkbox"/> TREE REMOVAL     | <input type="checkbox"/> STEMWALL            | <input checked="" type="checkbox"/> ADDITION       |
|   |  | <input checked="" type="checkbox"/> REPLACE SIDING |

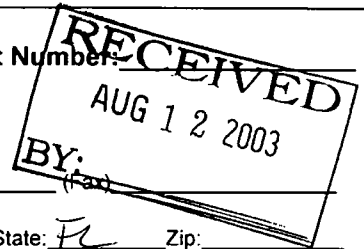
## INSPECTIONS

- |                             |       |                        |       |
|-----------------------------|-------|------------------------|-------|
| UNDERGROUND PLUMBING        | _____ | UNDERGROUND GAS        | _____ |
| UNDERGROUND MECHANICAL      | _____ | UNDERGROUND ELECTRICAL | _____ |
| STEMWALL FOOTING            | _____ | FOOTING                | _____ |
| SLAB                        | _____ | TIE BEAM/COLUMNS       | _____ |
| ROOF SHEATHING              | _____ | WALL SHEATHING         | _____ |
| TRUSS ENG/WINDOW/DOOR BUCKS | _____ | LATH                   | _____ |
| ROOF TIN TAG/METAL          | _____ | ROOF-IN-PROGRESS       | _____ |
| PLUMBING ROUGH-IN           | _____ | ELECTRICAL ROUGH-IN    | _____ |
| MECHANICAL ROUGH-IN         | _____ | GAS ROUGH-IN           | _____ |
| FRAMING                     | _____ | EARLY POWER RELEASE    | _____ |
| FINAL PLUMBING              | _____ | FINAL ELECTRICAL       | _____ |
| FINAL MECHANICAL            | _____ | FINAL GAS              | _____ |
| FINAL ROOF                  | _____ | BUILDING FINAL         | _____ |

[Signature] 9/5

**Town of Sewall's Point  
BUILDING PERMIT APPLICATION**

Permit Number: \_\_\_\_\_



OWNER/TITLEHOLDER NAME: JOHN FASANO Phone (Day) \_\_\_\_\_  
 Job Site Address: 12 RIOVIEW RD. S. City: SP State: FL Zip: \_\_\_\_\_  
 Legal Description of Property: HOWENWOOD LOT 4 BLD Parcel Number: 13841006004004000000  
 Owner Address (if different): \_\_\_\_\_ City: STUART State: FL Zip: 34996  
 Description of Work To Be Done: SIDING REPAIR ON N. GABLE END - R/B+B

WILL OWNER BE THE CONTRACTOR?: Yes  No  (If no, fill out the Contractor & Subcontractor sections below)

CONTRACTOR/Company: MASTER PLAN BLDG. REMOV. Phone: 221-7219 Fax: 221-1513  
 Street: 6630 SW GATOR TRL. City: PALM CITY State: FL Zip: 34990  
 State Registration Number: ~~\_\_\_\_\_~~ State Certification Number: CBC060400 Martin County License Number: \_\_\_\_\_

COST AND VALUES: Estimated Cost of Construction or Improvements: \$ 1975.00 (Notice of Commencement needed over \$2500)

**SUBCONTRACTOR INFORMATION:**

Electrical: - State: \_\_\_\_\_ License Number: \_\_\_\_\_  
 Mechanical: - State: \_\_\_\_\_ License Number: \_\_\_\_\_  
 Plumbing: - State: \_\_\_\_\_ License Number: \_\_\_\_\_  
 Roofing: - State: \_\_\_\_\_ License Number: \_\_\_\_\_

ARCHITECT - Phone Number: \_\_\_\_\_  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ENGINEER - Phone Number: \_\_\_\_\_  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AREA SQUARE FOOTAGE - SEWER - ELECTRIC Living: \_\_\_\_\_ Garage: \_\_\_\_\_ Covered Patios: \_\_\_\_\_ Screened Porch: \_\_\_\_\_  
 Carport: \_\_\_\_\_ Total Under Roof \_\_\_\_\_ Wood Deck: \_\_\_\_\_ Accessory Building: \_\_\_\_\_

I understand that a separate permit from the Town may be required for ELECTRICAL, PLUMBING, MECHANICAL, SIGNS, POOLS, WELLS, FURNACE, BOILERS, HEATERS, TANKS DOCKS, SEA WALLS, ACCESSORY BUILDING, SAND OR FILL ADDITION OR REMOVAL, AND TREE REMOVAL AND RELOCATIONS.

CODE EDITIONS IN EFFECT AT TIME OF APPLICATION: Florida Building Code (Structural, Mechanical, Plumbing, Gas): 2001  
 National Electrical Code: 2002 Florida Energy Code: 2001 Florida Accessibility Code: 2001

I HEREBY CERTIFY THAT THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND I AGREE TO COMPLY WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES DURING THE BUILDING PROCESS.

OWNER OR AGENT SIGNATURE (required)  
 \_\_\_\_\_  
 State of Florida, County of: \_\_\_\_\_  
 This the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_  
 by \_\_\_\_\_ who is personally  
 known to me or produced \_\_\_\_\_  
 as identification. \_\_\_\_\_

Notary Public  
 My Commission Expires: \_\_\_\_\_  
 Seal

CONTRACTOR SIGNATURE (required)  
  
 Or State of Florida, County of: MARTIN  
 This the 12TH day of AUGUST 2003  
 by JOHN P. SAVELIN who is personally  
 known to me or produced FLDL SIX5475553110  
 as identification.

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF INSURANCE**

This certifies that

- STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
- STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois
- STATE FARM FIRE AND CASUALTY COMPANY, Scarborough, Ontario
- STATE FARM FLORIDA INSURANCE COMPANY, Winter Haven, Florida
- STATE FARM LLOYDS, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Name of policyholder MASTER PLAN BUILDING & RENOVATION INC  
 Address of policyholder 6630 SW GATOR TRL, PALM CITY, FL 34990  
 Location of operations \_\_\_\_\_  
 Description of operations \_\_\_\_\_

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

| POLICY NUMBER  | TYPE OF INSURANCE   | POLICY PERIOD                    |                 | LIMITS OF LIABILITY<br>(at beginning of policy period)  |
|--|---|----------------------------------|-----------------|---|
|  |   | Effective Date                   | Expiration Date |   |
| 98 NW 8250 5 B   | Comprehensive Business Liability                                    | 01/13/03                         | 01/13/04        | BODILY INJURY AND PROPERTY DAMAGE   |
| This insurance includes:   |   |                                  |                 |   |
| <input type="checkbox"/> Products - Completed Operations<br><input checked="" type="checkbox"/> Contractual Liability<br><input type="checkbox"/> Underground Hazard Coverage<br><input type="checkbox"/> Personal Injury<br><input checked="" type="checkbox"/> Advertising Injury<br><input type="checkbox"/> Explosion Hazard Coverage<br><input type="checkbox"/> Collapse Hazard Coverage<br><input type="checkbox"/><br><input type="checkbox"/> |   |                                  |                 | Each Occurrence \$ 500,000<br>General Aggregate \$ 1,000,000<br>Products - Completed \$<br>Operations Aggregate \$  |
|  | EXCESS LIABILITY  | POLICY PERIOD                    |                 | BODILY INJURY AND PROPERTY DAMAGE   |
|  | <input type="checkbox"/> Umbrella<br><input type="checkbox"/> Other | Effective Date : Expiration Date |                 | (Combined Single Limit)   |
|  | Workers' Compensation and Employers Liability                       |                                  |                 | Each Occurrence \$<br>Aggregate \$<br>Part 1 STATUTORY<br>Part 2 BODILY INJURY<br>Each Accident \$<br>Disease Each Employee \$<br>Disease - Policy Limit \$ |
| POLICY NUMBER  | TYPE OF INSURANCE   | POLICY PERIOD                    |                 | LIMITS OF LIABILITY   |
|  |   | Effective Date                   | Expiration Date | (at beginning of policy period)   |
|  |   |                                  |                 |   |
|  |   |                                  |                 |   |

**THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.**

Name and Address of Certificate Holder

Town of Sewalls Point  
 1 S. Sewalls Point Rd.  
 Sewalls Point, FL 34996

772-220-4765

If any of the described policies are canceled before its expiration date, State Farm will try to mail a written notice to the certificate holder 30 days before cancellation. If however, we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

*Mark W. ...*  
 Signature of Authorized Representative  
 AGENT \_\_\_\_\_ Date 7/22/03  
 Title \_\_\_\_\_

Agent's Code Stamp

AFO Code

06-30-2003

STATE OF FLORIDA  
DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF WORKERS' COMPENSATION

CERTIFICATE OF EXEMPTION FROM FLORIDA WORKERS' COMPENSATION LAW

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation Law.

EFFECTIVE 06/25/2003 EXPIRATION DATE 06/24/2005  
 PERSON SHAVELIN JOHN P  
 SSN 263-49-3456  
 FEIN 650305048  
 BUSINESS MASTER PLAN BUILDING & RENOVATION INC  
 6630 SW GATOR TRAIL  
 PALM CITY FL 34990

NOTE: Pursuant to Chapter 440.10(1),(g), 2, F.S., a sole proprietor, partner, or an officer of a corporation who elects exemption from the Florida Workers' Compensation Law may not recover benefits or compensation under Chapter 440.

AC# 0469083

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L0206270096

| DATE       | BATCH NUMBER | LICENSE NBR |
|------------|--------------|-------------|
| 06/27/2002 | 011151281    | CBC060400   |

The BUILDING CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2004

SHAVELIN, JOHN PAUL  
MASTER PLAN BLDG & RENOVATION INC  
6630 NW GATOR TRAIL  
PALM CITY FL 34990

JEB BUSH  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KIM BINKLEY-SEYER  
SECRETARY

2002-2003 MARTIN COUNTY ORIGINAL  
COUNTY OCCUPATIONAL LICENSE

Larry C. O'Steen, Tax Collector, P.O. Box 5013, Stuart, FL 34989  
(888) 288-6994

CHARACTER COUNTS IN MARTIN COUNTY

|            |       |             |  |
|------------|-------|-------------|--|
| PREV YR \$ | 0.00  | LIC FEE \$  |  |
| ISSUE \$   | 10.00 | PERMIT \$   |  |
| COL FEE \$ | 0.00  | TRAVELER \$ |  |
| TOTAL \$   | 10.00 |             |  |

A license is hereby issued to the licensee in the amount of \$10.00 for occupational license for building contractor.

16 day or less OCTOBER 2003

DATE 7-22-03 9:13 076 CMT  
PHONE 561-221-7221 9610  
LOCATION 5610 SW GATOR TR MAR



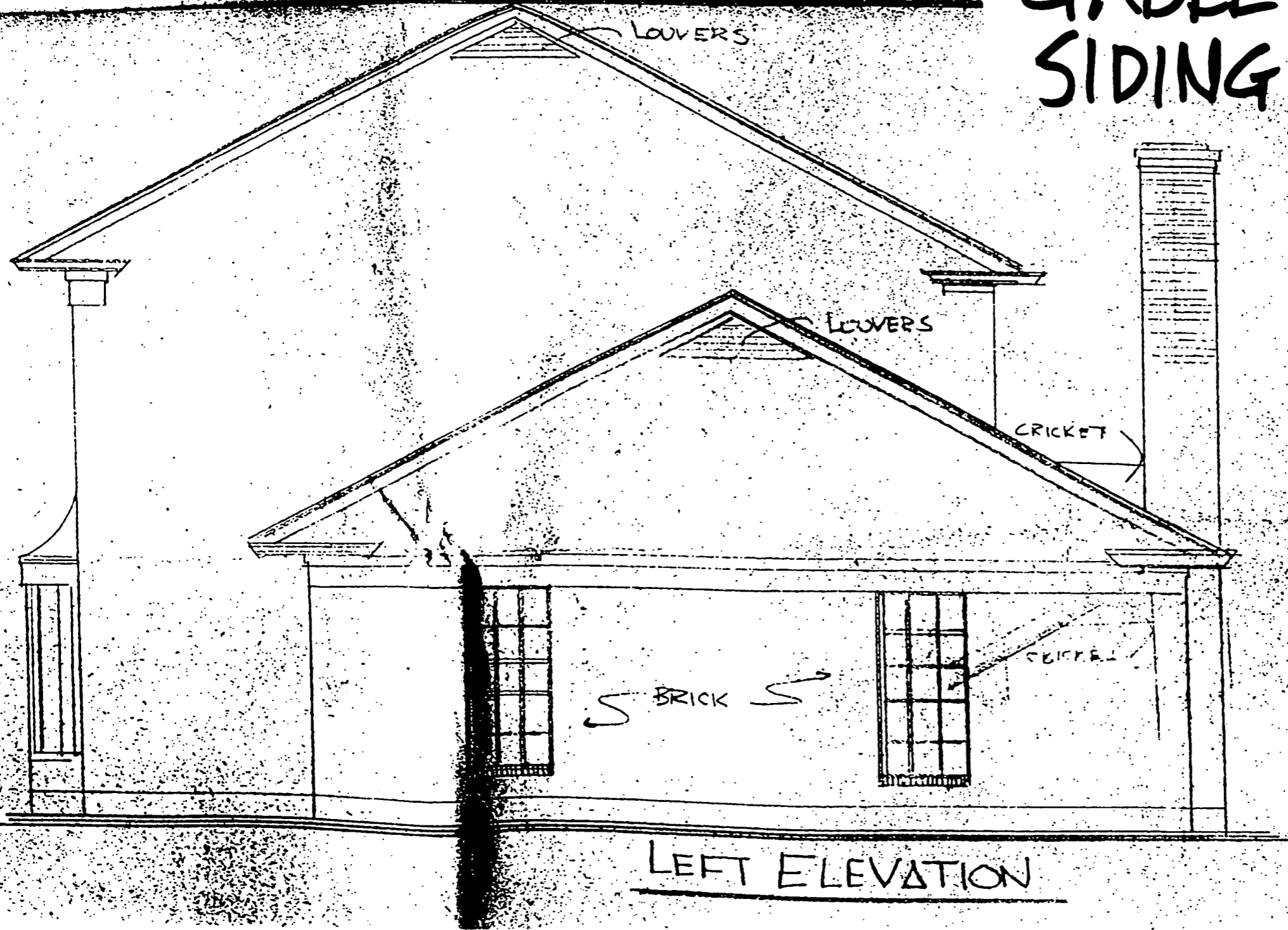
JOHN S ADL SHAVELIN  
RENOVATION INC  
6630 SW GATOR TRAIL  
PALM CITY FL 34990

RECEIPT of PAYMENT

LARRY C. O'STEEN 6818  
99-10/16/2002 OCC1 NORMAL  
199251388876808  
8228821816888847CX 432.58



# GABLE END SIDING REPAIR.



LEFT ELEVATION

FILE COPY  
TOWN OF SEWALL'S POINT  
THESE PLANS HAVE BEEN  
REVIEWED FOR CODE COMPLIANCE  
DATE: 8/12/05  
*[Signature]*  
ATTORNEY BUILDING OFFICIAL  
Gene Simmons  
EDWIN B. ARDOLD

PN \_\_\_\_\_

# TOWN OF SEWALL'S POINT

## Building Department - Inspection Log

Date of Inspection:  Mon  Wed  Fri 9/5, 2003 Page 1 of 2

| PERMIT          | OWNER/ADDRESS/CONTR.  | INSPECTION TYPE                                    | RESULTS     | NOTES/COMMENTS:                                 |
|-----------------|---|--|-------------|---|
| 6316            | FASUNG<br>12 RINGVIEW S.<br>MASTER PLAN BLDG                      | SHEDS FINAL  | PASS        | CLOSE FILE<br>INSPECTOR: PLG                    |
| 6350            | LUBINA<br>10 N. VIA LUCINDA<br>ARBACO                             | BLDG. ROUGH PLUMB "1"<br>ELEC "1"<br>MECH "1" 0.00 | PASS        | ELECTRIC SER<br>CHANGE FUTURE<br>INSPECTOR: PLG |
| 6327            | PFEIFFER<br>104 HENLY SEWALL WAY<br>ADVANTAGE POOL                | POOL RE-INSPECT<br>POOL STEEL ?                    | PASS        | WILL BOND FENCE DECK<br>INSPECTOR: PLG          |
| 6210            | KAAB<br>22 SIMARA<br>BLUEWATER                                    | DOCK FINN  | FAIL        | SEE TAG<br>NO PLANS<br>INSPECTOR: PLG           |
| 6355            | PARADISE<br>11 RIDGELAND DR.                                      | PLUMBING ROUGH<br>LORIE<br>223-8688                | PASS        | INSPECTOR: PLG                                  |
| <del>5914</del> | <del>ABASADA TREK<br/>&amp; MORGAN CIR<br/>HARBOR BAY POOLS</del> | <del>POOL STEPS<br/>CANCEL</del>                   | <del></del> | <del></del><br>INSPECTOR: <del></del>           |
| 5875            | MAXON<br>9 S. RIVER RD<br>KNEPPER CONCI                           | POOL DECK  | PASS        | INSPECTOR: PLG                                  |
| OTHER:          |   |  |             |   |

**6622**

**FENCE**

MASTER PERMIT NO. \_\_\_\_\_

### TOWN OF SEWALL'S POINT

Date 3/4/04

BUILDING PERMIT NO. 6622

Building to be erected for McBRIDE

Type of Permit FENCE

Applied for by UNITED FENCE (Contractor)

Building Fee 30.00

Subdivision HOMWOOD Lot 6 Block E

Radon Fee \_\_\_\_\_

Address 9 S. RIDGEVIEW ROAD

Impact Fee \_\_\_\_\_

Type of structure FENCE

A/C Fee \_\_\_\_\_

Electrical Fee \_\_\_\_\_

Parcel Control Number:

Plumbing Fee \_\_\_\_\_

138410060050006020000

Roofing Fee \_\_\_\_\_

Amount Paid 30.00 Check # 3632 Cash \_\_\_\_\_

Other Fees ( \_\_\_\_\_ ) \_\_\_\_\_

Total Construction Cost \$ 1920.00

TOTAL Fees 30.00

Signed \_\_\_\_\_

Applicant

Signed \_\_\_\_\_

Town Building Official

## PERMIT

- BUILDING
- PLUMBING
- DOCK/BOAT LIFT
- SCREEN ENCLOSURE
- FILL
- TREE REMOVAL

- ELECTRICAL
- ROOFING
- DEMOLITION
- TEMPORARY STRUCTURE
- HURRICANE SHUTTERS
- STEMWALL

- MECHANICAL
- POOL/SPA/DECK
- FENCE
- GAS
- RENOVATION
- ADDITION

## INSPECTIONS

UNDERGROUND PLUMBING \_\_\_\_\_

UNDERGROUND MECHANICAL \_\_\_\_\_

STEMWALL FOOTING \_\_\_\_\_

SLAB \_\_\_\_\_

ROOF SHEATHING \_\_\_\_\_

TRUSS ENG/WINDOW/DOOR BUCKS \_\_\_\_\_

ROOF TIN TAG/METAL \_\_\_\_\_

PLUMBING ROUGH-IN \_\_\_\_\_

MECHANICAL ROUGH-IN \_\_\_\_\_

FRAMING \_\_\_\_\_

FINAL PLUMBING \_\_\_\_\_

FINAL MECHANICAL \_\_\_\_\_

FINAL ROOF \_\_\_\_\_

UNDERGROUND GAS \_\_\_\_\_

UNDERGROUND ELECTRICAL \_\_\_\_\_

FOOTING \_\_\_\_\_

TIE BEAM/COLUMNS \_\_\_\_\_

WALL SHEATHING \_\_\_\_\_

LATH \_\_\_\_\_

ROOF-IN-PROGRESS \_\_\_\_\_

ELECTRICAL ROUGH-IN \_\_\_\_\_

GAS ROUGH-IN \_\_\_\_\_

EARLY POWER RELEASE \_\_\_\_\_

FINAL ELECTRICAL \_\_\_\_\_

FINAL GAS \_\_\_\_\_

BUILDING FINAL \_\_\_\_\_

## **PERMIT APPLICATION REQUIRED INFORMATION AND SUBMITTALS FOR A FENCE**

**IMPORTANT NOTICE:** All items listed below must accompany your permit application. No application will be accepted unless all items that are applicable are submitted.

**Application form must contain the following information:**

1. Property Appraisers Parcel Number or Property Control Number
2. Legal Description of property (Can be found on your deed survey or Tax Bill)
3. Contractors name, address, phone number and license numbers.
4. Name all sub-contractors (properly licensed)
5. Architects or Engineers name, address, & phone number
6. Scope of Work
7. Estimated cost of construction.
8. Original signature of owner and notarized
9. Original signature of Contractor and notarized.

### **Submittals (2 copies)**

1. Current survey containing the following information:
  - a. Legal Description of Lot
  - b. Lot dimensions and bearings
  - c. Street and Waterway names
  - d. Easements
  - e. ROW's
  - f. Canals, Ponds, or Riverfront locations
  - g. Location of existing and proposed fences
  - h. Height of existing and proposed fence, gate, wall, etc.
2. Wind Load Certification Form (signed and sealed by Architect/Engineer) if a concrete or structural fence or wall with or without columns
3. Statement of Fact (owner/builder affidavit)
4. Proof of ownership (deed or tax recpt.)
5. Letter from Home Owners or Subdivision Associations stating design is per their deed restriction or covenants
6. Application for tree removal or relocation (attach tree survey and removal or relocation plan)
7. A certified copy of the Notice of Commencement for any work over \$2500.00
8. Copy of License (either Martin County Certificate of Competency or State Certified or Registered Contractor License)
9. Copy of Workmen's Compensation
10. Copy of Liability Insurance

**The following construction documents must be signed and sealed by a registered Architect or Engineer. (2 copies) if fence is made of concrete or steel and has footings**

- 1. Elevation Plan containing the following information:**
  - a. Front Elevations
  - b. All heights from natural grade
  - c. Wall finishes
  - d. Vertical features and horizontal projections
  
- 2. Foundation Plan containing the following information:**
  - a. All footings and pad locations
  - b. Dimensions of all footing and pads
  - c. Step downs
  - d. Footing and Pad call outs for size (width and depth), steel (size, lap and placement)
  - e. Column Layout
  
- 3. Electrical Plan containing the following information:**
  - a. Show all receptacles and fixture locations
  - b. Show all WPGFI's and GFI's locations
  - c. Letter from electrician stating that current panel is large enough to carry additional loads or electrical layout showing new sub-panel and calculations
  
- 4. Section/Detail Drawings and Schedules showing the following information:**
  - a. Wall section drawings showing footer, wall, and beam with steel callouts and spacing

**ALL INFORMATION AND DOCUMENTS MENTIONED ABOVE  
ARE INCLUDED IN THE MY PERMIT APPLICATION PACKAGE**

---

(SIGNATURE OF APPLICANT)

DATE SUBMITTED: \_\_\_\_\_

Permit Number: \_\_\_\_\_

### Town of Sewall's Point BUILDING PERMIT APPLICATION

OWNER/TITLEHOLDER NAME: McBride, Mike Phone (Day) 283 2839 (Fax) \_\_\_\_\_

Job Site Address: 9 S. Ridgeview Rd City: Sewall's Pt State: FL Zip: 34996

Legal Description of Property: Lot 6 Bl-E Homewood Parcel Number: \_\_\_\_\_

Owner Address (if different): Same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Description of Work To Be Done: 4' High Black Chainlink Fence in Backyard

WILL OWNER BE THE CONTRACTOR?: Yes  No  (If no, fill out the Contractor & Subcontractor sections below)

CONTRACTOR/Company: United Fence & Steel Phone: 335 2607 Fax: \_\_\_\_\_

Street: 367 Nottlem Dr. City: FL Pierce State: FL Zip: \_\_\_\_\_

State Registration Number: \_\_\_\_\_ State Certification Number: \_\_\_\_\_ Martin County License Number: SP00541

COST AND VALUES: Estimated Cost of Construction or Improvements: \$ 1920 (Notice of Commencement needed over \$2500)

#### SUBCONTRACTOR INFORMATION:

Electrical: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Mechanical: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Plumbing: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

Roofing: \_\_\_\_\_ State: \_\_\_\_\_ License Number: \_\_\_\_\_

ARCHITECT \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ENGINEER \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AREA SQUARE FOOTAGE - SEWER - ELECTRIC Living: \_\_\_\_\_ Garage: \_\_\_\_\_ Covered Patios: \_\_\_\_\_ ScreenedPorch: \_\_\_\_\_

Carport: \_\_\_\_\_ Total Under Roof \_\_\_\_\_ Wood Deck: \_\_\_\_\_ Accessory Building: \_\_\_\_\_

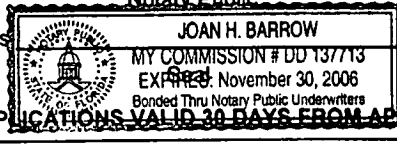
I understand that a separate permit from the Town may be required for ELECTRICAL, PLUMBING, MECHANICAL, SIGNS, POOLS, WELLS, FURNACE, BOILERS, HEATERS, TANKS DOCKS, SEA WALLS, ACCESSORY BUILDING, SAND OR FILL ADDITION OR REMOVAL, AND TREE REMOVAL AND RELOCATIONS.

CODE EDITIONS IN EFFECT AT TIME OF APPLICATION: Florida Building Code (Structural, Mechanical, Plumbing, Gas): 2001  
National Electrical Code: 2002 Florida Energy Code: 2001 Florida Accessibility Code: 2001

I HEREBY CERTIFY THAT THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND I AGREE TO COMPLY WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES DURING THE BUILDING PROCESS.

OWNER OR AGENT SIGNATURE (required)  
Andy - McBride  
State of Florida, County of: Martin  
This the 2nd day of March, 2004  
by M. McBride who is personally  
known to me or produced  
as identification: Joan H. Barrow

CONTRACTOR SIGNATURE (required)  
Joseph Duncan  
On State of Florida, County of: Martin  
This the 4th day of MARCH, 2004  
by JOSEPH DUNCAN who is personally  
known to me or produced  
As identification: FDL D. 525 492-62-1370 ex 4/17p  
Notary Public

My Commission Expires \_\_\_\_\_  
  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires \_\_\_\_\_  
  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

PERMIT APPLICATIONS VALID 30 DAYS FROM APPROVAL NOTIFICATION - PLEASE PICK UP YOUR PERMIT PROMPTLY!

TO BE COMPLETED WHEN CONSTRUCTION VALUE EXCEEDS \$2500.00

PERMIT # \_\_\_\_\_

TAX FOLIO # \_\_\_\_\_

**NOTICE OF COMMENCEMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY, AND IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

**LEGAL DESCRIPTION OF PROPERTY(INCLUDE STREET ADDRESS IF AVAILABLE):**

\_\_\_\_\_

**GENERAL DESCRIPTION OF IMPROVEMENT:** \_\_\_\_\_

**OWNER:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE #:** \_\_\_\_\_

**FAX #:** \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE #:** \_\_\_\_\_

**FAX #:** \_\_\_\_\_

**SURETY COMPANY(IF ANY)** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE #** \_\_\_\_\_

**FAX #:** \_\_\_\_\_

**BOND AMOUNT:** \_\_\_\_\_

**LENDER:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE #:** \_\_\_\_\_

**FAX #:** \_\_\_\_\_

**PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED BY SECTION 713.13(1)(A)7., FLORIDA STATUTES:**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE #:** \_\_\_\_\_

**FAX #:** \_\_\_\_\_

**IN ADDITION TO HIMSELF, OWNER DESIGNATES \_\_\_\_\_ OF \_\_\_\_\_ TO RECEIVE A COPY OF THE LIENOR'S NOTICE AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES.**

**PHONE #:** \_\_\_\_\_

**FAX #:** \_\_\_\_\_

**EXPIRATION DATE OF NOTICE OF COMMENCEMENT:** \_\_\_\_\_  
**THE EXPIRATION DATE IS ONE (1) YEAR FROM THE DATE OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED ABOVE.**

\_\_\_\_\_  
**SIGNATURE OF OWNER**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_**  
**19\_\_\_\_ BY \_\_\_\_\_**

**PERSONALLY KNOWN \_\_\_\_\_**  
**OR PRODUCED ID \_\_\_\_\_**  
**TYPE OF ID \_\_\_\_\_**

\_\_\_\_\_  
**NOTARY SIGNATURE**



# TOWN OF SEWALL'S POINT

ONE SOUTH SEWALL'S POINT ROAD  
SEWALL'S POINT, FLORIDA 34996

## TOWN OF SEWALL'S POINT OWNER/BUILDER AFFIDAVIT

(To be submitted if permit is to be pulled by Owner/Builder)

### DISCLOSURE STATEMENT

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building at a cost of \$25,000 or less. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease a building you have built yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. It is your responsibility to make sure that people employed by you have licenses required by State law and by County or Municipal licensing ordinances. Any person working on your building who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes and zoning regulations. Florida Statutes 489.103(7).

**I have read the above and agree to comply with the provisions as stated.**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City & State:** \_\_\_\_\_

**Permit No.** \_\_\_\_\_

**TOWN OF SEWALL'S POINT  
APPLICATION FOR TREE REMOVAL, RELOCATION, REPLACEMENT**

**Tree Defined:** Any self-supporting, woody plant which normally grows to an overall height of at least fifteen (15) feet in the vicinity of the town. Replant and landscape trees shall be considered a tree.

**No permit required for:**

1. Trimming of trees unless it effectively removes it, meaning trimming or pruning to the extent that a plant's natural function is severely altered.
2. Trees with a diameter of less than one inch.

**Permit Fee:**

1. Tree permits are \$15.00, payable in advance.
2. No permit fee needed for tree which is dead, diseased, injured, hazardous to life or property, or a prohibited species. Prohibitive species include Earleaf Acacia, Woman's Tongue, Norfolk Island Pine, Bischofia, Schefflera, Ear Tree, Eucalyptus, Non-Native Ficus, Silk Oak, Chinese Tallow Tree, Java Plum, Chinaberry, Brazilian Peppers, Australian Pine, and Melaleuca and must be removed before construction begins on new single family residence (S.F.R.).

**No removal permits will be issued for native species trees:** Black Ironwood, Black Mangrove, Blolly, Buttonwood, Cabbage Palm, Cocoplum (red tip and green tip), Coral Bean, Deer Moss, Gray Twig, Gopher Apple, Gumbo Limbo, Inkwood, Laurel Oak, Leather Fern, Live Oak, Mahogany, Marlberry, Mastic, Mulberry, Myrtle Oak, Paradise Tree, Pigeon Plum, Pond Apple, Prickly Pear, Red Mangrove, Red Maple, Red bay, Saffron Plum, Sand Pine, Scrub Pine, Satinleaf, Saw Palmetto, Scrub Hickory, Sea Grape, Sea Oxeye, Slash Pine, Stoppers, Wild Lime, Sumac (southern), Sugar Berry (Hackberry), Torchwood, Wild Coffee, Varnish Leaf, Water Oak, Wax Myrtle, West Indian Cherry White Mangrove

**Application procedures:**

1. Fill out application information below to include:
  - a. applicant information
  - b. written statement giving reasons for removal, relocation, or replacement if necessary
  - c. for a new S.F.R., a site plan which shall include the dimensional location on a survey, scale drawing or aerial photograph, superimposed with lot lines of scale, of all existing or proposed structures, improvements and site uses, location of affected trees identified with an estimated size and number, etc.
  - d. for an existing residence, a drawing of house with location of trees to be removed, relocated can be submitted in lieu of site plan.
2. Place identification tape or ribbon on each tree for clarity to inspector if necessary.
3. Inspector will visit site and review application and pass, fail or revise.
4. Permit must be picked up and on site prior to work proceeding.
5. Permits expire if work does not begin within 3 months and if activity is interrupted over 45 days.

**Owner** \_\_\_\_\_ **Address** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Contractor** \_\_\_\_\_ **Address** \_\_\_\_\_ **Phone** \_\_\_\_\_

**No. of Trees: REMOVE** \_\_\_\_\_ **Type:** \_\_\_\_\_

**No. of Trees: RELOCATE** \_\_\_\_\_ **WITHIN 30 DAYS** **Type:** \_\_\_\_\_

**No. of Trees: REPLACE** \_\_\_\_\_ **WITHIN 30 DAYS** **Type:** \_\_\_\_\_

**Written statement giving reasons:** \_\_\_\_\_

**Signature of Applicant** \_\_\_\_\_ **Date** \_\_\_\_\_

**Approved by Building Inspector:** \_\_\_\_\_ **Date** \_\_\_\_\_ **Fee:** \_\_\_\_\_

**Plans approved as submitted** \_\_\_\_\_ **Plans approved as revised/marked:** \_\_\_\_\_

367 NOTLEM DRIVE  
FORT PIERCE, FL 34982

**WE BUILD  
ANY FENCE**

LICENSED & INSURED

**UNITED  
UNITED  
UNITED  
UNITED  
UNITED**  
**Fence & Steel**

**GEORGE QUINN  
335-2627**

**CHAIN LINK &  
BEAUTIFUL CUSTOM  
WOOD FENCES AND  
DECKS SINCE 1964**

NAME Mike McBride  
ADDRESS 9 S. Ridgerview Rd  
CITY Sewalls Pt FL  
PHONE \_\_\_\_\_

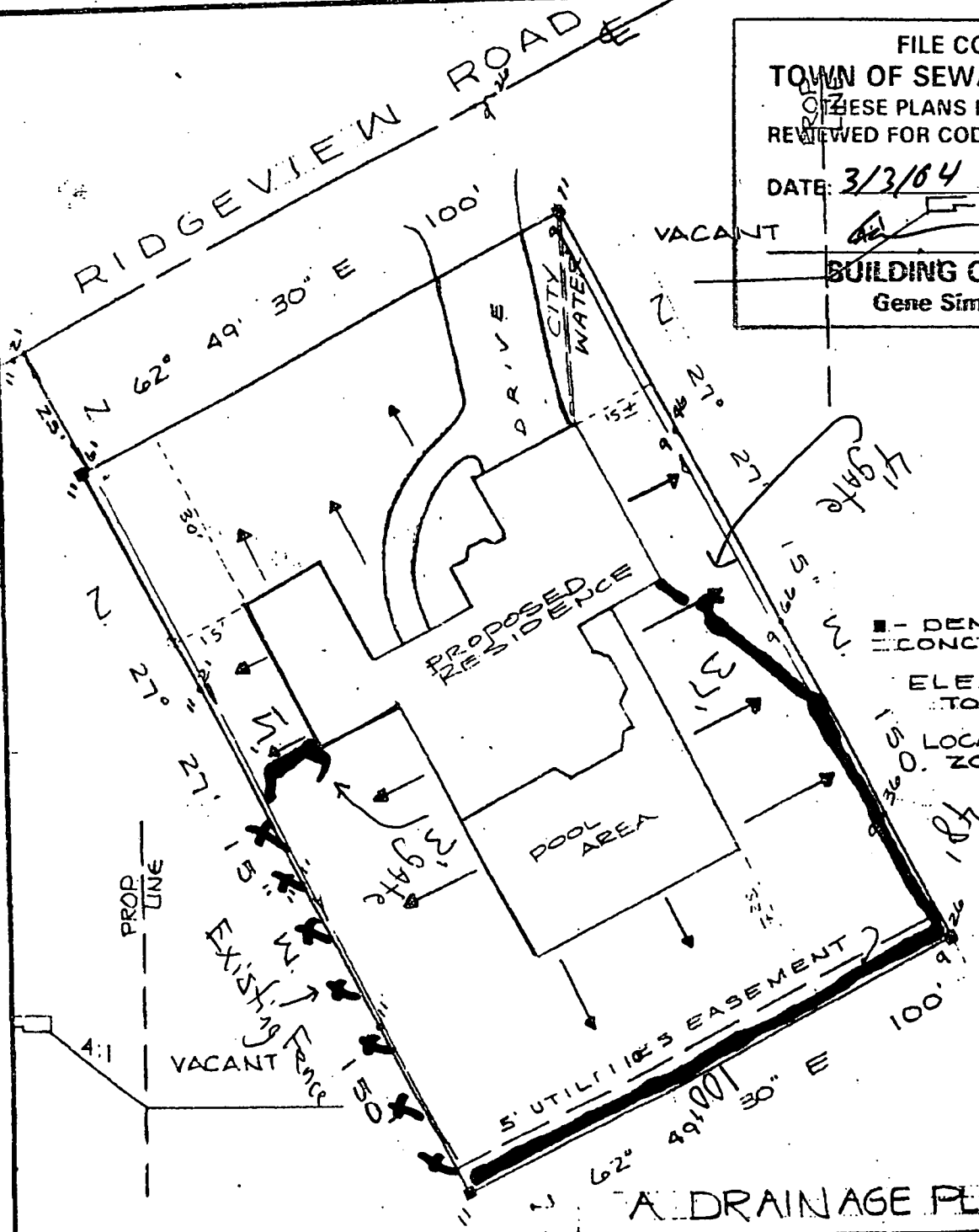
DATE 3/2/04  
P.O. NUMBER \_\_\_\_\_  
TERMS All Black

| QUANTITY                           | DESCRIPTION  | PRICE |
|------------------------------------|--|-------|
| 200'<br>4' High Black<br>Chainlink | <u>Material List</u><br>All Corners, End & Gate poles 2 1/2" x 6' x .065<br>Hinge poles on Gates 2 1/2" x 7' x .065<br>Line Poles 1 5/8" x 6' x .065<br>Top Rail and Gate Frames 1 3/8" x .055<br>4' High x 9ga Vinylcoated Mesh<br>Maximum Space 10', All Poles in Concrete |       |

PLEASE PAY BY THIS INVOICE, NO STATEMENT WILL BE SENT

Mike McBride Sewall Pt.

FILE COPY  
TOWN OF SEWALL'S POINT  
THESE PLANS HAVE BEEN  
REVIEWED FOR CODE COMPLIANCE  
DATE: 3/3/04  
BUILDING OFFICIAL  
Gene Simmons



■ - DENOTES FOUND  
CONC. MONUMENTS  
ELEVATIONS REFER  
TO M.S.V.D.  
LOCATED IN FLOOD  
ZONE "B"

A DRAINAGE PLAN OF  
LOT 6, BLOCK E  
AMENDED PLAT OF: HOMEWOOD

This survey meets the minimum technical standards for Land Surveying in Florida as prescribed in Chapter 21HH-6, F.A.C.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLA.

FOR  
CARLEY & MICHAEL MCBRIDE  
UPDATED: 1-4-88  
UPDATED: 9-23-87

# ACORD - CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/10/2003

**PRODUCER**

R.V. Howard & Associates  
8495 South US 1  
Port St. Lucia FL 34952  
772 343-9878

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**INSURED**

United Fence & Steel  
George Quinn dba  
367 Nothlam Avenue  
Fort Pierce, FL 34982  
335-2627

**INSURERS AFFORDING COVERAGE**

INSURER A: Travelers Property Casualty  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:

**NAICS**

**RECEIVED**  
NOV 10 2003  
BY:

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | POLICY NUMBER       | POLICY EFFECTIVE DATE (MM/DD/YYYY) | POLICY EXPIRATION DATE (MM/DD/YYYY) | LIMITS  |
|----------|---|---------------------|------------------------------------|-------------------------------------|---|
| A        | <b>GENERAL LIABILITY</b><br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br>CLAIMS MADE <input type="checkbox"/> OCCUR<br><br>GENL. AGGREGATE LIMIT APPLIES PER:<br>POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | I6803115A222-COF-03 | 06/18/03                           | 06/18/04                            | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/OP AGG \$ 2,000,000 |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input checked="" type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS       | IB103172A15A-03     | 06/18/03                           | 06/18/04                            | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN AUTO ONLY: EA ACC \$<br>AGG \$    |
|          | <b>CARAGE LIABILITY</b><br><input type="checkbox"/> ANY AUTO  |                     |                                    |                                     | AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN AUTO ONLY: EA ACC \$<br>AGG \$   |
|          | <b>EXCESS/UMBRELLA LIABILITY</b><br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><br>DEDUCTIBLE \$<br>RETENTION \$  |                     |                                    |                                     | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$<br>\$  |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?<br>If yes, describe under SPECIAL PROVISIONS below<br>OTHER  |                     |                                    |                                     | WORKERS COMPENSATION AND EMPLOYERS LIABILITY<br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

**CERTIFICATE HOLDER**

Town Of Sewalls Point  
#1 S. Sewalls Point Rd  
Stuart, FL 34995  
Fax 220-4765

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

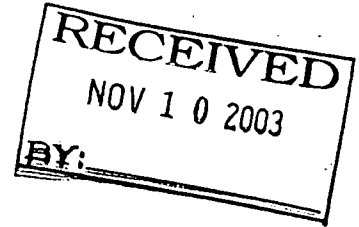
AUTHORIZED REPRESENTATIVE  
*Rudolph V. Howard*





**Martin County Building Department**

2401 SE Monterey Road  
Stuart, FL 34996  
(772) 288-5916



QUINN, GEORGE R  
UNITED FENCE CO  
367 NOTLEM DR  
FORT PIERCE, FL 34982

**NOTICE TO ALL CONTRACTORS**


**PLEASE BE ADVISED THAT MARTIN COUNTY, FLORIDA SECTION 43.42 REQUIRES COMPLIANCE WITH THE FOLLOWING EXERPT FROM THE GENERAL ORDINANCES OF THE MARTIN COUNTY CODE:**

**PROHIBITED ACTIVITIES:**

43.42 R Advertising contracting work in any advertisement to the public in a newspaper or telephone directory without including in the advertisement the number of the contractor license issued to the person or business being advertised.

43.42 S Operating any commercial vehicle in the course of conducting the practice of contracting that fails to display the contractor license number of the contractor.

If you have any questions relating to the information in this letter, please contact the Martin County Contractor's Licensing Division of the Martin County Building Department.

 **MARTIN COUNTY, FLORIDA**  
**Construction Industry Licensing Board**  
**Certificate of Competency**

**FENCE ERECTION**

License Number SP00541 Expires: 30-SEP-05

QUINN, GEORGE R  
UNITED FENCE CO  
367 NOTLEM DR  
FORT PIERCE, FL 34982

# TOWN OF SEWALL'S POINT

## Building Department - Inspection Log

Date of Inspection:  Mon  Wed  Fri 3/26, 2004 Page      of     

| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
|---------------|---------------------|-----------------------|-----------------|-------------------------------|
| 6233          | MOORE               | ROUGH ELEC            | PASS            |                               |
| 11            | 5 OAK HILL WAY      | <del>TEMP POWER</del> | <del>FAIL</del> | <del>\$40 FEE</del>           |
|               | SIE ELECTRIC 96     | ROUGH PLUMBING        | FAIL            | INSPECTOR: <i>[Signature]</i> |
| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
| TREE          | DYER                | TREE                  | FAIL            |                               |
| 10            | 9 PINEAPPLE LA      |                       |                 | INSPECTOR: <i>[Signature]</i> |
| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
| 6642          | HARBOR BAY          | FRAMING               | PASS            |                               |
| 2             | 3752 OCEAN          |                       |                 | INSPECTOR: <i>[Signature]</i> |
|               | KF BOULDERS         |                       |                 |                               |
| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
| 6598          | PALMERI             | FINAL DEMOLITION      | PASS            |                               |
| 3             | 4 MORGAN CIRCLE     |                       |                 | INSPECTOR: <i>[Signature]</i> |
|               | CUSHING             |                       |                 |                               |
| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
| TREE          | O'KEEFE             | TREE                  | PASS            |                               |
| 12            | 29 FIELDWAY         |                       |                 | INSPECTOR: <i>[Signature]</i> |
| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
| 6623          | WHITING             | FENCE                 | PASS            | CLOSE                         |
| 8             | 7 RIDGEVIEW         |                       |                 | INSPECTOR: <i>[Signature]</i> |
|               | UNITED FENCE        | 335-2627              |                 |                               |
| PERMIT        | OWNER/ADDRESS/CONTR | INSPECTION TYPE       | RESULTS         | NOTES/COMMENTS                |
| 6622          | MCBRIDE             | FENCE                 | PASS            | CLOSE                         |
| 9             | 9 RIDGEVIEW         |                       |                 | INSPECTOR: <i>[Signature]</i> |
|               | UNITED FENCE        |                       |                 |                               |
| <b>OTHER:</b> |                     |                       |                 |                               |
|               |                     |                       |                 |                               |
|               |                     |                       |                 |                               |



**10189**

**A/C CHANGE**

Town of Sewall's Point

BUILDING PERMIT APPLICATION

Permit Number:

10109

Date:

OWNER/LESSEE NAME: James Miscoski

Phone (Day) 287-9618 (Fax)

Job Site Address: 95 Ridgeview Rd

City: Stuart

State: FL

Zip: 34986

Legal Description: 95 Ridgeview Rd

Parcel Control Number: 01-38-41-006 '005-00060-2

Fee Simple Holder Name:

Address:

City:

State:

Zip:

Telephone:

\*SCOPE OF WORK (PLEASE BE SPECIFIC): AC CHANGE OUT 2 SYSTEMS

WILL OWNER BE THE CONTRACTOR?

(If yes, Owner Builder questionnaire must accompany application)

YES NO X

Has a Zoning Variance ever been granted on this property?

YES (YEAR) NO

(Must include a copy of all variance approvals with application)

COST AND VALUES: (Required on ALL permit applications)

Estimated Value of Improvements: \$ 7400.00

(Notice of Commencement required when over \$2500 prior to first inspection, \$7,500 on HVAC change out)

Is subject property located in flood hazard area? VE10 AE9 AE8 X

FOR ADDITIONS, REMODELS AND RE-ROOF APPLICATIONS ONLY:

Estimated Fair Market Value prior to improvement: \$

(Fair Market Value of the Primary Structure only, Minus the land value) PRIVATE APPRAISALS MUST BE SUBMITTED WITH PERMIT APPLICATION

Construction Company: Amtek Air Conditioning, Inc

Phone: 801-3465

Fax:

Qualifiers name: Craig Cantrell

Street: 534 NW Mercantile Pl #115

City: Port St Lucie

State: FL

Zip: 34986

State License Number: CFC18116639

OR: Municipality:

License Number:

LOCAL CONTACT:

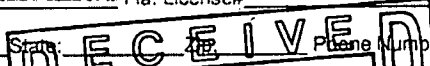


DESIGN PROFESSIONAL:



Street:

City:



AREAS SQUARE FOOTAGE: Living: 2844

Garage:

Covered Patios/Porches:

Enclosed Storage:

Carpport: Total under Roof

Elevated Deck:

Enclosed area 17,984 BFE\*

\* Enclosed non-habitable areas below the Base Flood Elevation greater than 300 sq. ft. require a Non-Conversion Covenant Agreement.

CODE EDITIONS IN EFFECT THIS APPLICATION: Florida Building Code (Structural, Mechanical, Plumbing, Existing, Gas) 2010 National Electrical Code: 2008, Florida Energy Code: 2010, Florida Accessibility Code: 2010, Florida Fire Prevention Code: 2010

WARNINGS TO OWNERS AND CONTRACTORS:

- 1. YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. WHEN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.
2. IT IS YOUR RESPONSIBILITY TO DETERMINE IF YOUR PROPERTY IS ENCOMBERED BY ANY DEED RESTRICTIONS. SOME RESTRICTIONS APPLICABLE TO THIS PROPERTY MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY OR THE TOWN OF SEWALL'S POINT. THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.
3. BUILDING PERMITS FOR SINGLE FAMILY RESIDENCES AND SUBSTANTIAL IMPROVEMENTS TO SINGLE FAMILY RESIDENCES ARE VALID FOR A PERIOD OF 24 MONTHS. RENEWAL FEES WILL BE ASSESSED AFTER 24 MONTHS PER TOWN ORDINANCE 50-95.
4. THIS PERMIT WILL BECOME NULL AND VOID IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER THE WORK IS COMMENCED. ADDITIONAL FEES WILL BE ASSESSED ON ANY PERMIT THAT BECOMES NULL AND VOID. REF. FBC 2007 SECT. 105.4.1, 105.4.1.1 - .5.

\*\*\*\*\* A FINAL INSPECTION IS REQUIRED ON ALL BUILDING PERMITS \*\*\*\*\*

AFFIDAVIT: APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO THE WORK AS SPECIFICALLY INDICATED ABOVE. I CERTIFY THAT NO WORK OR INSTALLATION HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND THAT THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO COMPLY WITH ALL APPLICABLE CODES, LAWS, AND ORDINANCES OF THE TOWN OF SEWALL'S POINT DURING THE BUILDING PROCESS.

OWNER /AGENT/LESSEE - NOTARIZED SIGNATURE:

X State of Florida, County of: On This the day of 20 by who is personally known to me or produced As identification.

Notary Public

CONTRACTOR/LICENSEE NOTARIZED SIGNATURE:

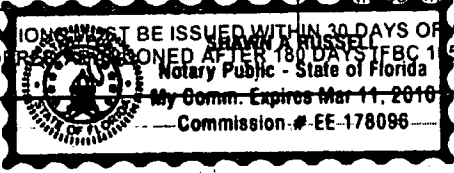
X State of Florida, County of: St Lucie On This the 17th day of August 20 12 by Craig Cantrell who is personally known to me or produced As identification.

Notary Public

My Commission Expires:

My Commission Expires: March 11, 2016

SINGLE FAMILY PERMIT APPLICATION MUST BE ISSUED WITHIN 30 DAYS OF APPROVAL NOTIFICATION (FBC 105.3.4) ALL OTHER APPLICATIONS WILL BE CONSIDERED ABANDONED AFTER 180 DAYS (FBC 105.3.2) - PLEASE PICK UP YOUR PERMIT PROMPTLY!





TOWN OF SEWALL'S POINT BUILDING DEPARTMENT  
 One S. Sewall's Point Road  
 Sewall's Point, Florida 34996  
 Tel 772-287-2455 Fax 772-220-4765

## BUILDING PERMIT CARD

**THIS CARD MUST BE POSTED IN A CONSPICUOUS PLACE IN PLAIN VIEW FROM THE STREET PRIOR TO BEGINNING ANY WORK**

**A FINAL INSPECTION IS REQUIRED FOR ALL PERMITS**

|                        |                         |                       |                    |
|------------------------|-------------------------|-----------------------|--------------------|
| PERMIT NUMBER:         | 10189                   | DATE ISSUED:          | AUGUST 20, 2012    |
| SCOPE OF WORK:         | AC CHANGEOUT -2 SYSTEMS |                       |                    |
| CONTRACTOR:            | AMTEK AIR CONDITIONING  |                       |                    |
| PARCEL CONTROL NUMBER: | 013841006-005-000602    | SUBDIVISION           | HOMWOOD, L 6, BL E |
| CONSTRUCTION ADDRESS:  | 9 S RIDGEVIEW RD        |                       |                    |
| OWNER NAME:            | MISCOSKI                |                       |                    |
| QUALIFIER:             | CRAIG CANTRELL          | CONTACT PHONE NUMBER: | 801-3465           |

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A CERTIFIED COPY OF THE RECORDED NOTICE OF COMMENCEMENT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO THE FIRST REQUESTED INSPECTION.**

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

**24 HOUR NOTICE REQUIRED FOR INSPECTIONS - ALL CONSTRUCTION DOCUMENTS MUST BE AVAILABLE ON SITE  
 CALL 287-2455 - 8:00AM TO 4:00PM      INSPECTIONS: 9:00AM TO 3:00PM - MONDAY THROUGH FRIDAY**

### INSPECTIONS

|                        |       |                        |       |
|------------------------|-------|------------------------|-------|
| UNDERGROUND PLUMBING   | _____ | UNDERGROUND GAS        | _____ |
| UNDERGROUND MECHANICAL | _____ | UNDERGROUND ELECTRICAL | _____ |
| STEM-WALL FOOTING      | _____ | FOOTING                | _____ |
| SLAB                   | _____ | TIE BEAM/COLUMNS       | _____ |
| ROOF SHEATHING         | _____ | WALL SHEATHING         | _____ |
| TIE DOWN /TRUSS ENG    | _____ | INSULATION             | _____ |
| WINDOW/DOOR BUCKS      | _____ | LATH                   | _____ |
| ROOF DRY-IN/METAL      | _____ | ROOF TILE IN-PROGRESS  | _____ |
| PLUMBING ROUGH-IN      | _____ | ELECTRICAL ROUGH-IN    | _____ |
| MECHANICAL ROUGH-IN    | _____ | GAS ROUGH-IN           | _____ |
| FRAMING                | _____ | METER FINAL            | _____ |
| FINAL PLUMBING         | _____ | FINAL ELECTRICAL       | _____ |
| FINAL MECHANICAL       | _____ | FINAL GAS              | _____ |
| FINAL ROOF             | _____ | BUILDING FINAL         | _____ |

**ALL RE-INSPECTION FEES AND ADDITIONAL INSPECTION REQUESTS WILL BE CHARGED TO THE PERMIT HOLDER. THE CONTRACTOR OR OWNER /BUILDER MUST SCHEDULE A FINAL INSPECTION. FAILURE TO RECEIVE A SUCCESSFUL FINAL INSPECTION WILL RESULT IN PERMIT RENEWAL FEES, FINES, AND OR DENIAL OF FUTURE BUILDING PERMITS TO THE CONTRACTOR OR OWNER /BUILDER.**

St. Lucie Co.  
772-237-5254  
Martin Co.  
772-801-3465

Licensed & Insured  
#CAC1816639



534 NW Mercantile Place #115  
Port St. Lucie, FL 34953

Proposal  
 Invoice

No #12 3301

|   |  |
|---|--|
| PREVENTATIVE MAINTENANCE CHECK  |  |
| THERMOSTAT  |  |
| CHECKED   |  |
| CALIBRATED  |  |
| REPLACED  |  |
| FILTERS <input type="checkbox"/> CLEAN <input type="checkbox"/> REPL. |  |
| CONDENSOR   |  |
| HEAD PRESSURE _____ PSI   |  |
| SUCTION PRESSURE _____ PSI  |  |
| COMPRESSOR AMPERAGE   |  |
| MOTOR AMPERAGE  |  |
| CHECK VOLTAGE   |  |
| LUBRICATE MOTOR   |  |
| CLEANED COILS   |  |
| CHK ELECTRICAL CONNECTIONS  |  |
| FREON CHK <input type="checkbox"/> OK ADD LBS.                        |  |
| SHOWING OXIDATION   |  |
| CHECK CONTACTOR   |  |
| AIR HANDLER   |  |
| MOTOR AMPERAGE  |  |
| CHECK VOLTAGE   |  |
| ALGACIDE TABLETS  |  |
| RUST ON UNIT  |  |
| CHK ELECTRIC CONNECTIONS  |  |
| LUBRICATE MOTOR   |  |
| VAC CONDENSATE DRAIN  |  |
| STRIP   |  |
| CHK TEMP. DIFF W/LASER THERM  |  |
| OTHER   |  |

**LIMITED WARRANTY**

All equipment, parts and materials are warranted by the manufacturer or suppliers written warranty only. All labor performed by AMTEK is warranted for 45 days. All parts installed by AMTEK will not be refundable or removed. All collections will be referred to an attorney after 90 days. All new equipment purchased, if cancelled will incur a restocking charge. AMTEK AC, Inc. holds the right to cancel any preferred maintenance policy due to delinquent and or unpaid invoices. Invoices become delinquent after 60 days of billing work performed. All returned checks will have a \$50 charge added to invoice. AMTEK is not liable for copper line or underground freon leaks. AMTEK is not responsible for rodent trapped in drain line resulting in leaking of water causing damage. AMTEK assumes no responsibility for fungus, mildew or mold, plugged condensation drain lines by rodents, leaking roofs causing water damage. Unpaid balances will result in collections and/or a lean on property.

**PAYMENT**

Cash  Check  
Credit Card  MC  Visa  Disc  
Card # \_\_\_\_\_  
Exp. Date \_\_\_\_\_  
CCV \_\_\_\_\_  
Auth Code \_\_\_\_\_

|                                 |  |          |         |
|---------------------------------|--|----------|---------|
| NAME                            | James Miscoskin                                  | DATE     | 8-14-12 |
| STREET                          | 9 Ridgewien S. Rd.                               | CITY     | Stuart  |
| PHONE                           | 772-287-9618                                     | ZIP      | 34992   |
| ALTERNATE                       |  | AM       |         |
|                                 |  | PM       |         |
| MAKE                            |  | MODEL    |         |
|                                 |  | SERIAL # |         |
| DESCRIPTION OF WORKED PERFORMED |  |          |         |
| QTY                             | EQUIPMENT RESTOCKING FEE ON CANCELLED ORDERS     | AMOUNT   |         |
| 1                               | Diagnostic -                                     | \$99     | waived  |
| 1                               | 2 1/2 ton 16 seer Rheem System 8kw (Hor.)        |          |         |
| 1                               | 2 1/2 ton 16 seer Rheem System (Vert.) 10kw Heat | \$7.40   |         |
|                                 | RH11 / 14vt JM system                            |          |         |

**COMMENTS / RECOMMENDATIONS**

60 amp / 10 kw  
50 amp / 8 kw

|             |          |
|-------------|----------|
| TOTAL       | \$1,400- |
| DEPOSIT     |          |
| BALANCE     |          |
| OTHER       |          |
| PAYMENT     | \$7,400  |
| NEW BALANCE |          |

*Lance R. Cantel*  
TECHNICIAN SIGNATURE

*[Signature]*  
CUSTOMER'S SIGNATURE

Thank you for  
your business!

**Martin County, Florida  
Laurel Kelly, C.F.A**

*generated on 8/17/2012 12:00:10 PM EDT*

**Summary**

| Parcel ID                | Account # | Unit Address                     | Market Total Value | Website Updated |
|--------------------------|-----------|----------------------------------|--------------------|-----------------|
| 01-38-41-006-005-00060-2 | 17674     | 9 S RIDGEVIEW RD, SEWALL'S POINT | \$372,530          | 8/11/2012       |

**Owner Information**

|                           |                                     |
|---------------------------|-------------------------------------|
| <b>Owner(Current)</b>     | MISCOSKI JAMES L & KATHY A          |
| <b>Owner/Mail Address</b> | 9 S RIDGEVIEW RD<br>STUART FL 34996 |
| <b>Sale Date</b>          | 8/12/2011                           |
| <b>Document Book/Page</b> | 2532 0434                           |
| <b>Document No.</b>       | 2288591                             |
| <b>Sale Price</b>         | 325000                              |

**Location/Description**

|                       |                                  |                          |                          |
|-----------------------|----------------------------------|--------------------------|--------------------------|
| <b>Account #</b>      | 17674                            | <b>Map Page No.</b>      | SP-04                    |
| <b>Tax District</b>   | 2200                             | <b>Legal Description</b> | HOMEWOOD, LOT 6<br>BLK E |
| <b>Parcel Address</b> | 9 S RIDGEVIEW RD, SEWALL'S POINT |                          |                          |
| <b>Acres</b>          | .3430                            |                          |                          |

**Parcel Type**

|                     |  |
|---------------------|--|
| <b>Use Code</b>     | 0100 Single Family                       |
| <b>Neighborhood</b> | 120400 Hmwd, Palm Ro, Kngstn, Okwd, Pine |

**Assessment Information**

|                                 |           |
|---------------------------------|-----------|
| <b>Market Land Value</b>        | \$175,000 |
| <b>Market Improvement Value</b> | \$197,530 |
| <b>Market Total Value</b>       | \$372,530 |



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT  
 One S. Sewall's Point Road  
 Sewall's Point, Florida 34996  
 Tel 772-287-2455 Fax 772-2204765

#1

TOWN OF SEWALL'S POINT  
 BUILDING DEPARTMENT  
 FILE COPY

Air Conditioning Change out Affidavit

Residential  Commercial \_\_\_\_\_  
 Package Unit \_\_\_ Yes  No (Use Condenser side of form below for equipment listing)  
 Duct Replacement \_\_\_ Yes  No - Refrigerant line replacement \_\_\_ Yes  No  
 Flushing Existing Refrigerant lines  Yes \_\_\_ No - Adding Refrigerant Drier  Yes \_\_\_ No  
 Rooftop A/C Stand Installation \_\_\_ Yes  No - Curb Installation \_\_\_ Yes  No  
 Smoke Detector in Supply (over 2000 CFM) \_\_\_ Yes  No

One form required for each A/C system installed

REPLACEMENT SYSTEM COMPONENTS

Air handler: Mfg: RIEEM Model# 0111M36  
 Volts 240 CFM's 1000 Heat Strip 10 Kw  
 Min. Circuit Amps 40 Wire gauge #6  
 Max. Breaker size 60 Min. Breaker size 60  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-410A  
 Location: Existing  New \_\_\_\_\_  
 Attic/Garage/Closet (specify) Closet  
 Access: UPPER PART OF LADDER OPEN  
 (Contractor must provide ladder if required)

Condenser: Mfg RIEEM Model# 144M30  
 Volts 240 SEER/EER 16 BTU's 30,000  
 Min. Circuit Amps 17 Wire gauge #8  
 Max. Breaker size 25 Min. Breaker size 25  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-410A  
 Location: Existing  New \_\_\_\_\_  
 Left/Right/Rear/Front/Roof LEFT REAR  
 Condensate Location GROUND

EXISTING SYSTEM COMPONENTS

Air handler: Mfg: RIEEM Model# W02N  
 Volts 240 CFM's 1000 Heat Strip 10 Kw  
 Min. Circuit Amps 40 Wire gauge #6  
 Max. Breaker size 60 Min. Breaker size 60  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-22  
 Location: Ext.  New \_\_\_\_\_  
 Attic/Garage/Closet (specify) Closet  
 Access: OPEN

Condenser: Mfg RIEEM Model# UAK30  
 Volts 240 SEER/EER 10 BTU's 30,000  
 Min. Circuit Amps 17 Wire gauge 8  
 Max. Breaker size 25 Min. Breaker size 25  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-22  
 Location: Ext.  New \_\_\_\_\_  
 Left/Right/Rear/Front/Roof LEFT REAR  
 Condensate Location GROUND

Certification:

I herby certify that the information entered on this form accurately represents the equipment installed and further affirm that this equipment is considered matched as required by FBC - R (N) 1107 & 1108

\_\_\_\_\_  
 Signature

8/17/12  
 Date



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT  
 One S. Sewall's Point Road  
 Sewall's Point, Florida 34996  
 Tel 772-287-2455 Fax 772-2204765

#2

Air Conditioning Change out Affidavit

Residential  Commercial \_\_\_\_\_  
 Package Unit \_\_\_ Yes  No (Use Condenser side of form below for equipment listing)  
 Duct Replacement \_\_\_ Yes  No - Refrigerant line replacement \_\_\_ Yes \_\_\_ No  
 Flushing Existing Refrigerant lines  Yes \_\_\_ No - Adding Refrigerant Drier  Yes \_\_\_ No  
 Rooftop A/C Stand Installation \_\_\_ Yes  No - Curb Installation \_\_\_ Yes  No  
 Smoke Detector in Supply (over 2000 CFM) \_\_\_ Yes  No

One form required for each A/C system installed

REPLACEMENT SYSTEM COMPONENTS

Air handler: Mfg: RHEEM Model# RH114K3  
 Volts 240 CFM's 1000 Heat Strip 7 Kw  
 Min. Circuit Amps 20 Wire gauge #8  
 Max. Breaker size 40 Min. Breaker size 40  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-410A  
 Location: Existing  New \_\_\_\_\_  
 Attic/Garage/Closet (specify) Attic  
 Access: Upstairs - need ladder  
 (Contractor must provide ladder if required)

Condenser: Mfg RHEEM Model# 14ATM30  
 Volts 240 SEER/EER 16 BTU's 30,000  
 Min. Circuit Amps 17 Wire gauge #8  
 Max. Breaker size 25 Min. Breaker size 25  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-410A  
 Location: Existing  New \_\_\_\_\_  
 Left/Right/Rear/Front/Roof left back  
 Condensate Location Ground

EXISTING SYSTEM COMPONENTS

Air handler: Mfg: RHEEM Model# W0715  
 Volts 240 CFM's 1000 Heat Strip 7 Kw  
 Min. Circuit Amps 30 Wire gauge #8  
 Max. Breaker size 40 Min. Breaker size 40  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-22  
 Location: Ext.  New \_\_\_\_\_  
 (Attic/Garage/Closet (specify) Attic  
 Access: Upstairs - need ladder

Condenser: Mfg RHEEM Model# UPKA30  
 Volts 240 SEER/EER 10 BTU's 30,000  
 Min. Circuit Amps 17 Wire gauge #8  
 Max. Breaker size 25 Min. Breaker size 25  
 Ref. line size: Liquid 3/8 Suction 3/4  
 Refrigerant type R-22  
 Location: Ext.  New \_\_\_\_\_  
 Left/Right/Rear/Front/Roof Left Back  
 Condensate Location Ground

Certification:

I herby certify that the information entered on this form accurately represents the equipment installed and further affirm that this equipment is considered matched as required by FBC - R (N)1107 & 1108

[Signature]  
 Signature

8/17/12  
 Date

Email: 2shawnrussell@bellsouth.net

### Project Information

For: James Miscoski, Amtek Air Conditioning  
9 S Ridgeview Rd, Stuart, FL 34996

Notes: Email: 2shawnrussell@bellsouth.net

### Design Information

Weather: W Palm Beach, FL, US

#### Winter Design Conditions

Outside db 47 °F  
Inside db 70 °F  
Design TD 23 °F

#### Summer Design Conditions

Outside db 90 °F  
Inside db 75 °F  
Design TD 15 °F  
Daily range L  
Relative humidity 50 %  
Moisture difference 59 gr/lb

#### Heating Summary

Structure 15292 Btuh  
Ducts 3318 Btuh  
Central vent (0 cfm) 0 Btuh  
Humidification 0 Btuh  
Piping 0 Btuh  
Equipment load 18611 Btuh

#### Sensible Cooling Equipment Load Sizing

Structure 15896 Btuh  
Ducts 7571 Btuh  
Central vent (0 cfm) 0 Btuh  
Blower 0 Btuh

Use manufacturer's data n  
Rate/swing multiplier 0.95  
Equipment sensible load 22341 Btuh

#### Infiltration

|                           |                |                |
|---------------------------|----------------|----------------|
| Method                    | Simplified     |                |
| Construction quality      | Average        |                |
| Fireplaces                | 0              |                |
|                           | <b>Heating</b> | <b>Cooling</b> |
| Area (ft <sup>2</sup> )   | 1440           | 1440           |
| Volume (ft <sup>3</sup> ) | 12960          | 12960          |
| Air changes/hour          | 0.45           | 0.23           |
| Equiv. AVF (cfm)          | 97             | 50             |

#### Latent Cooling Equipment Load Sizing

Structure 1975 Btuh  
Ducts 1513 Btuh  
Central vent (0 cfm) 0 Btuh  
Equipment latent load 3488 Btuh

Equipment total load 25829 Btuh  
Req. total capacity at 0.70 SHR 2.7 ton

#### Heating Equipment Summary

Make  
Trade  
Model  
AHRI ref no. n/a

Efficiency 100 EFF  
Heating input 0 Btuh  
Heating output 18962 Btuh  
Temperature rise 18 °F  
Actual air flow 973 cfm  
Air flow factor 0.052 cfm/Btuh  
Static pressure 0 in H<sub>2</sub>O  
Space thermostat

#### Cooling Equipment Summary

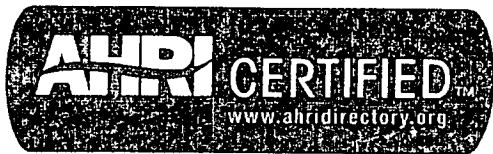
Make Rheem  
Trade RHEEM 14AJM SERIES  
Cond 14AJM30  
Coil RHLL-HM3617++RCSL-H\*3617  
AHRI ref no. 3412355

Efficiency 13.0 EER, 16 SEER  
Sensible cooling 20440 Btuh  
Latent cooling 8760 Btuh  
Total cooling 29200 Btuh  
Actual air flow 973 cfm  
Air flow factor 0.041 cfm/Btuh  
Static pressure 0 in H<sub>2</sub>O  
Load sensible heat ratio 0.87

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.







This combination qualifies for a Federal Energy Efficiency Tax Credit when placed in service between Feb 17, 2009 and Dec 31, 2011.

# Certificate of Product Ratings

AHRI Certified Reference Number: 3412355

Date: 8/16/2012

Product: Split System: Air-Cooled Condensing Unit, Coil with Blower

Outdoor Unit Model Number: 14AJM30

Indoor Unit Model Number: RHLL-HM3617+RCSL-H\*3617

Manufacturer: RHEEM MANUFACTURING COMPANY

Trade/Brand name: RHEEM 14AJM SERIES

Manufacturer responsible for the rating of this system combination is RHEEM MANUFACTURING COMPANY

Rated as follows in accordance with AHRI Standard 210/240-2008 for Unitary Air-Conditioning and Air-Source Heat Pump Equipment and subject to verification of rating accuracy by AHRI-sponsored, independent, third party testing:

|                          |       |
|--------------------------|-------|
| Cooling Capacity (Btuh): | 29200 |
| EER Rating (Cooling):    | 13.00 |
| SEER Rating (Cooling):   | 16.00 |

\* Ratings followed by an asterisk (\*) indicate a voluntary rerate of previously published data, unless accompanied with a WAS, which indicates an involuntary rerate.

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Air-Conditioning, Heating, and Refrigeration Institute

Email: 2shawnrussell@bellsouth.net

### Project Information

For: James Miscoski, Amtek Air Conditioning  
9 S Ridgeview Rd, Stuart, FL 34996

Notes: Email: 2shawnrussell@bellsouth.net

### Design Information

Weather: W Palm Beach, FL, US

#### Winter Design Conditions

|            |       |
|------------|-------|
| Outside db | 47 °F |
| Inside db  | 70 °F |
| Design TD  | 23 °F |

#### Summer Design Conditions

|                     |          |
|---------------------|----------|
| Outside db          | 90 °F    |
| Inside db           | 75 °F    |
| Design TD           | 15 °F    |
| Daily range         | L        |
| Relative humidity   | 50 %     |
| Moisture difference | 59 gr/lb |

#### Heating Summary

|                      |            |
|----------------------|------------|
| Structure            | 15292 Btuh |
| Ducts                | 3318 Btuh  |
| Central vent (0 cfm) | 0 Btuh     |
| Humidification       | 0 Btuh     |
| Piping               | 0 Btuh     |
| Equipment load       | 18611 Btuh |

#### Sensible Cooling Equipment Load Sizing

|                         |            |
|-------------------------|------------|
| Structure               | 15896 Btuh |
| Ducts                   | 7571 Btuh  |
| Central vent (0 cfm)    | 0 Btuh     |
| Blower                  | 0 Btuh     |
| Use manufacturer's data | n          |
| Rate/swing multiplier   | 0.95       |
| Equipment sensible load | 22341 Btuh |

#### Infiltration

|                      |                |                |
|----------------------|----------------|----------------|
| Method               | Simplified     |                |
| Construction quality | Average        |                |
| Fireplaces           | 0              |                |
|                      | <b>Heating</b> | <b>Cooling</b> |
| Area (ft²)           | 1440           | 1440           |
| Volume (ft³)         | 12960          | 12960          |
| Air changes/hour     | 0.45           | 0.23           |
| Equiv. AVF (cfm)     | 97             | 50             |

#### Latent Cooling Equipment Load Sizing

|                                 |            |
|---------------------------------|------------|
| Structure                       | 1975 Btuh  |
| Ducts                           | 1513 Btuh  |
| Central vent (0 cfm)            | 0 Btuh     |
| Equipment latent load           | 3488 Btuh  |
| Equipment total load            | 25829 Btuh |
| Req. total capacity at 0.70 SHR | 2.7 ton    |

#### Heating Equipment Summary

|                  |                |
|------------------|----------------|
| Make             |                |
| Trade            |                |
| Model            |                |
| AHRI ref no. n/a |                |
| Efficiency       | 100 EFF        |
| Heating input    | 0 Btuh         |
| Heating output   | 18962 Btuh     |
| Temperature rise | 18 °F          |
| Actual air flow  | 973 cfm        |
| Air flow factor  | 0.052 cfm/Btuh |
| Static pressure  | 0 in H2O       |
| Space thermostat |                |

#### Cooling Equipment Summary

|                          |                          |
|--------------------------|--------------------------|
| Make                     | Rheem                    |
| Trade                    | RHEEM 14AJM SERIES       |
| Cond                     | 14AJM30                  |
| Coil                     | RHLL-HM3617++RCSL-H*3617 |
| AHRI ref no.             | 3412355                  |
| Efficiency               | 13.0 EER, 16 SEER        |
| Sensible cooling         | 20440 Btuh               |
| Latent cooling           | 8760 Btuh                |
| Total cooling            | 29200 Btuh               |
| Actual air flow          | 973 cfm                  |
| Air flow factor          | 0.041 cfm/Btuh           |
| Static pressure          | 0 in H2O                 |
| Load sensible heat ratio | 0.87                     |

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.





This combination qualifies for a Federal Energy Efficiency Tax Credit when placed in service between Feb 17, 2009 and Dec 31, 2011.

# Certificate of Product Ratings

AHRI Certified Reference Number: 3412355

Date: 8/16/2012

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Outdoor Unit Model Number: 14AJM30

Indoor Unit Model Number: RHLL-HM3617+RCSL-H\*3617

Manufacturer: RHEEM MANUFACTURING COMPANY

Trade/Brand name: RHEEM 14AJM SERIES

Manufacturer responsible for the rating of this system combination is RHEEM MANUFACTURING COMPANY

Rated as follows in accordance with AHRI Standard 210/240-2008 for Unitary Air-Conditioning and Air-Source Heat Pump Equipment and subject to verification of rating accuracy by AHRI-sponsored, independent, third party testing:

|                          |       |
|--------------------------|-------|
| Cooling Capacity (Btuh): | 29200 |
| EER Rating (Cooling):    | 13.00 |
| SEER Rating (Cooling):   | 16.00 |

\* Ratings followed by an asterisk (\*) indicate a voluntary rerate of previously published data, unless accompanied with a WAS, which indicates an involuntary rerate.

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Air-Conditioning, Heating, and Refrigeration Institute



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT  
 One S. Sewall's Point Road  
 Sewall's Point, Florida 34996  
 Tel 772-287-2455 Fax 772-220-4765

*Handwritten initials/signature*

**FLORIDA ENERGY CONSERVATION CODE**

**Mandatory Duct Inspection Certification for HVAC change-out**

For use when part of the duct and/or HVAC system has been replaced (Section 101.4.7.1.1 & FS 553.912)

Owner: James Miscoski Contractor name: Amtek Air  
 Street address: 9 S Ridgeview Rd Jurisdiction: \_\_\_\_\_  
 City: Stuart Permit No.: 10189  
 Zip: 34996 Final inspection date: \_\_\_\_\_

I certify that I have inspected the duct work associated with the HVAC unit referenced by the permit listed above and found it complies with the requirements of Section 101.4.7.1.1 as indicated below:

- Where needed, the existing ducts have been sealed using reinforced mastic or code-approved equivalent.
- Ducts are located within conditioned space. (Section 101.4.7.1.1 exception 1)
- The joints or seams are already sealed with fabric and mastic (Section 101.4.7.1.1 exception 2)
- System was tested (see below) and repairs were made as necessary – (Section 101.4.7.1.1 exception 3)

Signature: \_\_\_\_\_ Date: 8/17/2012

Printed Name: Craig Cantrell

Contractor License #: CAC1816639

I certified I have tested the replaced air distribution system(s) referenced by the permit listed above at a pressure differential of 25 Pascals (0.10 in. w.c.).

Signature: \_\_\_\_\_ Date: 8-17-12

Printed Name: Craig Cantrell

# TOWN OF SEWALLS POINT

## BUILDING DEPARTMENT INSPECTION LOG

Date of Inspection  Mon  Tue  Wed  Thur  Fri 10-18-12 Page 1 of 1

| PERMIT # | OWNER/ADDRESS/CONTRACTOR                      | INSPECTION TYPE           | RESULTS | COMMENTS                     |
|----------|---|---------------------------|---------|------------------------------|
| 10189    | M. W. Cook<br>9 S. Hedgecroft Rd<br>Amtek A/C | Final<br>A/C              | Fail    |                              |
|          |   |                           |         | INSPECTOR <i>[Signature]</i> |
| 10237    | Maher<br>325 Sewalls<br>Roof Repairs Only     | Final<br>Flashing         | PASS    | rec pictures<br>CLOSE        |
|          |   |                           |         | INSPECTOR <i>[Signature]</i> |
| 10200    | Beland<br>97 N Sewalls<br>Amtek               | rec pictures<br>for final | PASS    | CLOSE                        |
|          |   |                           |         | INSPECTOR <i>[Signature]</i> |
|          |   |                           |         | INSPECTOR                    |
|          |   |                           |         | INSPECTOR                    |
|          |   |                           |         | INSPECTOR                    |
|          |   |                           |         | INSPECTOR                    |

# TOWN OF SEWALLS POINT

## BUILDING DEPARTMENT - INSPECTION LOG

Date of Inspection

 Mon

 Tue

 Wed

 Thur

 Fri

10-29-12

Page 1 of 1

| PERMIT # | OWNER/ADDRESS/CONTRACTOR | INSPECTION TYPE     | RESULTS | COMMENTS                     |
|----------|--------------------------|---------------------|---------|------------------------------|
| 10189    | Mascher                  | Final AC            | Pass    | close                        |
|          | Q.S. Bridgman            |                     |         |                              |
|          | Amtek AC                 |                     |         | INSPECTOR <i>[Signature]</i> |
| 9547     | Raskin                   | Final               |         |                              |
|          | 144 N Sewalls            | landscape & grading | Pass    | close                        |
|          | Coastline Land           |                     |         | INSPECTOR <i>[Signature]</i> |
| 9552     | Raskin                   | Final               |         |                              |
|          | 144 N Sewalls            | irrigation          | Pass    | close                        |
|          | Southern Irrigation      |                     |         | INSPECTOR <i>[Signature]</i> |
|          |                          |                     |         |                              |
|          |                          |                     |         |                              |
|          |                          |                     |         | INSPECTOR                    |
|          |                          |                     |         |                              |
|          |                          |                     |         |                              |
|          |                          |                     |         | INSPECTOR                    |
|          |                          |                     |         |                              |
|          |                          |                     |         |                              |
|          |                          |                     |         | INSPECTOR                    |
|          |                          |                     |         |                              |
|          |                          |                     |         |                              |
|          |                          |                     |         | INSPECTOR                    |



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT  
 One S. Sewall's Point Road  
 Sewall's Point, Florida 34996  
 Tel 772-287-2455 Fax 772-220-4765

*help* ✓

**TREE REMOVAL, RELOCATION, REPLACEMENT PERMIT**

CALL 8:00 AM - 12:00 NOON FOR INSPECTION - WORK HOURS 8:00 AM TO 5:00 PM - NO SUNDAYS

Owner JAMES MISCOSKI Address ~~1410 E. SEWALLS~~ Phone 287 9618

Contractor DONALD FORD Address \_\_\_\_\_ Phone \_\_\_\_\_

No. of Trees: REMOVE 2 Species: PALMS (WASHINGTONIAN)

No. of Trees: RELOCATE \_\_\_\_\_ Species: REMOVE DEAD WOOD FROM OAKS - TRIM

No. of Trees: REPLACE \_\_\_\_\_ Species: TREES AROUND POOL - TRIM INJURED TREES

\*\*\*ANY TREE TO BE RELOCATED OR REPLACED MUST OCCUR WITHIN 30 DAYS AND REQUIRES A FINAL INSPECTION\*\*\*

**ALL VEGETATIVE DEBRIS MUST BE REMOVED FROM THE PROPERTY**

Reason for tree removal /relocation (See notice above) PALMS ARE AGAINST HOUSE  
CAUSING INSECT PROBLEMS + DAMAGE TO HIGH OAKS + FILTIT

Signature of Property Owner James Miscoski Date 1-6-14

Approved by Building Inspector [Signature] Date 1-6-14 Fee N/A

NOTES: TREES ARE SABLE PALM NOT WASHINGTONIAN

AND PROTECTED SPECIES TREES WILL NEED TO BE REPLACED

SKETCH:

