



20030010

CITY OF STUART, FLORIDA
BUILDING DIVISION

Received By: _____

CHANGE OF USE/OR OCCUPANCY APPLICATION

Application must be typed or printed legibly in ink and complete all relevant fields.

APPLICATION FEE	
BUILDING	\$ 106.00
ZONING	\$ 106.00

Parcel ID NUMBER 05-38-41-014-008-00070-50000 BUSINESS INFORMATION DATE OF APPLICATION 1/1/11

STREET NUMBER 311 STREET NAME 3rd Street, Stuart FL

TYPE _____ DIRECTION _____ UNIT/SUITE _____ ZONING _____

BUSINESS NAME _____

BUSINESS CONTACT Robert W Hamilton, Jr

BUSINESS CONTACT PHONE 863 691-2245 E-MAIL ADDRESS RobertHamiltonJr@aol.com

FULL LEGAL NAME, AGENCY, OR BUSINESS Robert W Hamilton, Jr, Olga Hamilton PROPERTY OWNERSHIP DETAILS

MAILING ADDRESS 311 SW 3rd Street, Stuart FL

OWNER CONTACT PHONE 863 691-2245 OWNER E-MAIL ADDRESS RobertHamiltonJr@aol.com

Business To Residential DESCRIPTION OF PROPOSED BUSINESS

Business To Residential

REQUIRED DOCUMENTS

- Survey (Which may be waived by the Development Director) shall include but not limited to:
 - Legal description of the right-of-way and property.
 - Lot dimensions.
 - Location of existing and proposed utilities, access, irrigation, easements, streets, refuse storage, lighting, landscaping, signs, and parking/loading.
 - Layout of existing structure.
 - Location map.
 - Legible graphic scale on each sheet.
 - Title block including: north arrow, street address, date of preparation, name and address of the firm that prepared the sketch plan. (if applicable)
- Written description of proposed use.
- Additional data/information as may be determined by the Development Director

EXISTING USE	PROPOSED USE
<input type="checkbox"/> Assembly (see Section 303) <input checked="" type="checkbox"/> Business (see Section 304) <input type="checkbox"/> Educational (see Section 305) <input type="checkbox"/> Factory and industrial (see Section 306) <input type="checkbox"/> High Hazard (see Section 307) <input type="checkbox"/> Institutional (see Section 308) <input type="checkbox"/> Mercantile (see Section 309) <input type="checkbox"/> Residential (see Section 310) <input type="checkbox"/> Storage (see Section 311) <input type="checkbox"/> Utility and miscellaneous (see Section 312) <input type="checkbox"/> Day care (see Section 313) As defined in Chapter 3 of the Florida Building Code	<input type="checkbox"/> Assembly (see Section 303) <input type="checkbox"/> Business (see Section 304) <input type="checkbox"/> Educational (see Section 305) <input type="checkbox"/> Factory and Industrial (see Section 306) <input type="checkbox"/> High Hazard (see Section 307) <input type="checkbox"/> Institutional (see Section 308) <input type="checkbox"/> Mercantile (see Section 309) <input checked="" type="checkbox"/> Residential (see Section 310) <input type="checkbox"/> Storage (see Section 311) <input type="checkbox"/> Utility and miscellaneous (see Section 312) <input type="checkbox"/> Day care (see Section 313) As defined in Chapter 3 of the Florida Building Code

MISCELLANEOUS INFORMATION

Change of Use and/or Occupancy application will be processed within two working days. A new Certificate of Occupancy indicating the new use and occupancy will be issued on approval.

A change of Use/Occupancy application does not authorize construction. If any construction is necessary, the filing fee for this change of Use/Occupancy application will be credited towards the Building permit fee.

Application must be submitted simultaneously with the Business Tax application.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

[Signature]
SIGNATURE OF OWNER

3/3/20
DATE

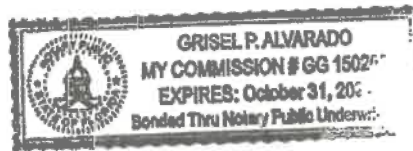
As of January 01, 2020, Any and all notarial certificates prepared under Florida law must indicate whether the principal appeared by means of physical presence or by online notarization. Florida Statute 117.05

(a) For an oath or affirmation:

STATE OF FLORIDA COUNTY OF Martin

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3 day of March 2020
By Robert Hamilton (name of person making statement).

[Signature]
Personally Known OR Produced Identification Type of Identification Produced
(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)



(b) For an acknowledgment in an individual capacity:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence online notarization,
This ___ day of ___ () By _____ (name of person acknowledging).

Personally Known OR Produced Identification Type of Identification Produced

(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)

(c) For an acknowledgment in a representative capacity:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
This ___ day of ___ () by _____ (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed).

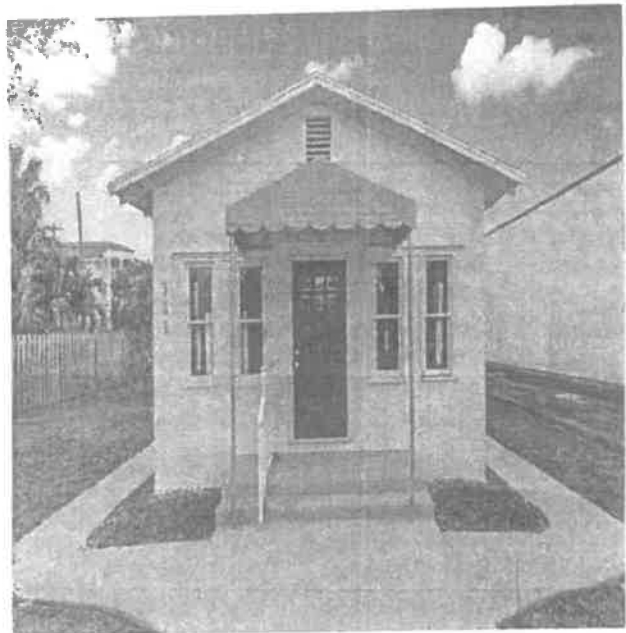
Personally Known OR Produced Identification Type of Identification Produced

(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public)



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407 - (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR ROBERT & OLGA HAMILTON
311 SW 3RD STREET, STUART, FL 34996



REQUESTED BY:

TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957
PH. 772-334-3305

LEGAL DESCRIPTION AND CERTIFICATION

Lot THE EAST 50 FEET OF LOT 7 AND 10, AND THE EAST 50 FEET OF THE SOUTH 2 FEET OF LOT 6, Block 8, POTSDAM according to the Plat thereof, as recorded in Plat Book 8, Page 2, of the Public Records of PALM BEACH County, Florida AND PLAT BOOK 1, PAGE 28, PUBLIC RECORDS OF PALM BEACH(NOW MARTIN) COUNTY, FLORIDA.

Community Number: 120165 Panel: 0134 Suffix: G Flood Zone: X Field Work: 5/21/2017

Certified To:

ROBERT & OLGA HAMILTON ; TILTON & TILTON, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; TD BANK

Property Address:

311 SW 3RD STREET
STUART, FL 34996

Survey Number: 292390

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

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

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

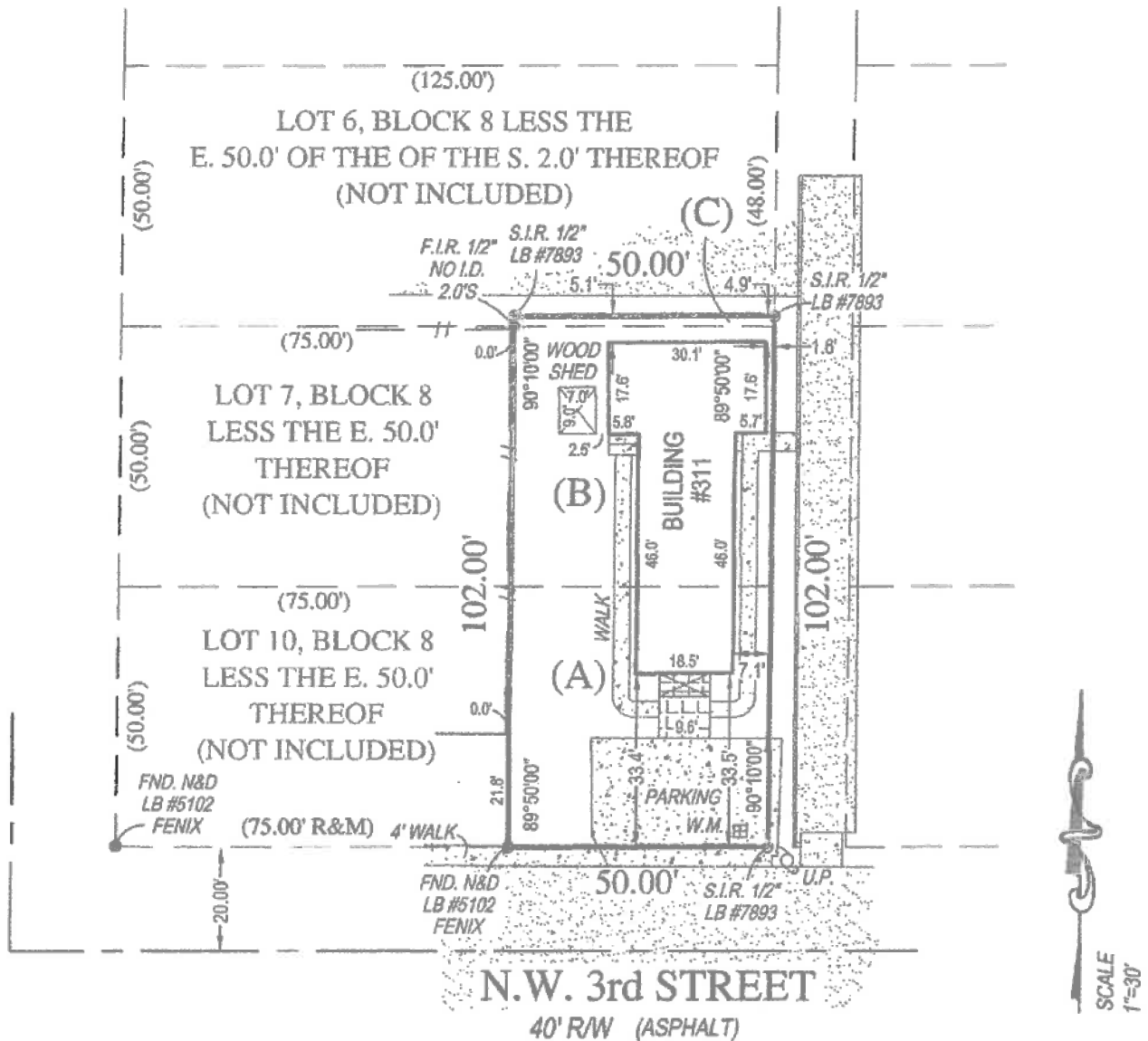
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET
SURVEYING, LLC**
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

- (A) = THE E. 50.0' OF LOT 10, BLOCK 8 (INCLUDED)
- (B) = THE E. 50.0' OF LOT 7, BLOCK 8 (INCLUDED)
- (C) = THE E. 50.0' OF THE S. 2.0' OF LOT 6, BLOCK 8 (INCLUDED)



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne
 (SIGNED)

KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

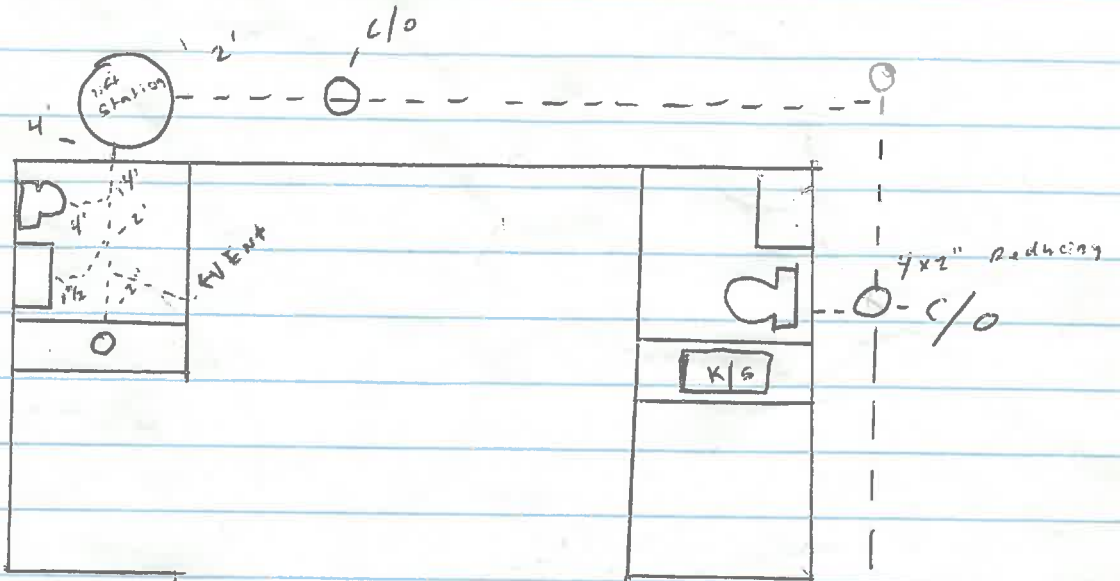
Kenneth Osborne
 Digitally signed by Kenneth Osborne
 Date: 2017.05.23 18:03:58 -0400

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 (NOT COMPLETE WITHOUT PAGE 1)



TARGET SURVEYING, LLC

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 STATEWIDE FACSIMILE (800) 741-0578
 WEBSITE: <http://targetsurveying.net>



REVIEWED
IMPORTANT NOTICE

ALL CONSTRUCTION IN THE CITY OF STUART MUST MEET CODE

Failure to provide complete specifications and construction details in the building plans does not relieve the building designer and permit holder from responsibility for compliance with the applicable sections and editions of the following codes:

- | | |
|--|-----------------------------------|
| 1. FBC 6th Edition | 4. National Electric Code 2014 |
| 2. F.E.M.A. National Flood Insurance Program | 5. FFPC 6th Edition |
| 3. City of Stuart Land Development Regulations | 6. City of Stuart Code Ordinances |

CITY OF STUART DEVELOPMENT DEPARTMENT 288-5326

Activity Confirmation from the City of Stuart

From: stuartpayments@paymentus.com

To: roberthamiltonjr@aol.com

Date: Tuesday, March 3, 2020 at 01:14 PM EST

Dear ROBERT HAMILTON,

We are pleased to confirm your payment with the City of Stuart. Below is the summary of your payment transaction. Your payment has been received and will be posted to your account. Thank you for your continued relationship with the City of Stuart.

Confirmation Number: **764621782**
Payment Date: **Mar 3, 2020, 1:13:57 PM**
Payment Amount: **\$106.00**
Total Amount Charged: **\$106.00**

Contact Information

First Name: **robert**
Last Name: **hamilton**
ZIP code: **34994**
Daytime Phone Number: **(863) 697-2245**
Email Address: **roberthamiltonjr@aol.com**

Account Information

Payment Type: **Permits and Inspections**
Account Number: **20030011**
Payment Method: **Credit Card**

Payment Method Information

Card Type: **Visa**
Card Number: *******8280**
Card Holder Name: **robert hamilton jr**

Activity Confirmation from the City of Stuart

From: stuartpayments@paymentus.com

To: roberthamiltonjr@aol.com

Date: Tuesday, March 3, 2020 at 01:11 PM EST

Dear ROBERT HAMILTON,

We are pleased to confirm your payment with the City of Stuart. Below is the summary of your payment transaction. Your payment has been received and will be posted to your account. Thank you for your continued relationship with the City of Stuart.

Confirmation Number: **764548006**
Payment Date: **Mar 3, 2020, 1:11:20 PM**
Payment Amount: **\$324.36**
Total Amount Charged: **\$324.36**

Contact Information

First Name: **Robert**
Last Name: **Hamilton**
ZIP code: **34994**
Daytime Phone Number: **(863) 697-2245**
Email Address: **roberthamiltonjr@aol.com**

Account Information

Payment Type: **Permits and Inspections**
Account Number: **20030010**
Payment Method: **Credit Card**

Payment Method Information

Card Type: **Visa**
Card Number: *******8280**
Card Holder Name: **robert hamilton jr**

RE: HAMILTON 2020 Tax Year Online Homestead Application 22463 - Martin County
Property Appraiser's Office

From: Susan Litzenburg (susan.litzenburg@pa.martin.fl.us)

To: roberthamiltonjr@aol.com

Date: Thursday, May 7, 2020 at 04:19 PM EDT

Mr. & Mrs. Hamilton,

Your application has been completed and the exemption/portability applied to your property. The exemption and portability amount will be reflected on the Notice of Proposed Property Taxes, which you will receive in mid-August.

Attached for your records is Important Exemption Information for you to review to help you understand how owning property as a Florida resident and filing for exemptions may impact your values and tax bill information. After reviewing, should you have any questions, please do not hesitate to contact me using the information noted below.

Buyer Beware! Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sincerely,

Susan Litzenburg | Exemption Specialist

Representing Laurel Kelly, CFA | Martin County Property Appraiser

3473 SE Willoughby Blvd | Suite 101 | Stuart, FL 34994

772.288.5608 work | 772.288.5993

susan.litzenburg@pa.martin.fl.us | www.pa.martin.fl.us



From: Olga & Robert W. Hamilton, Jr <roberthamiltonjr@aol.com>

Sent: Wednesday, May 6, 2020 3:49 PM

To: Susan Litzenburg <susan.litzenburg@pa.martin.fl.us>

Subject: Re: HAMILTON 2020 Tax Year Online Homestead Application 22463 - Martin County Property Appraiser's Office



Efile Closing Statement.pdf
157.6 kB



From the office of Laurel Kelly, CFA

Important Exemption Information

- Thank you for your efiled exemption application. Please safeguard this receipt as it is your only proof to show that you have applied for the exemptions.
- If this office determines for any reason that you are not eligible to receive the exemptions that you have applied for, you will receive a denial notice sent by certified mail before July 1st of the year you have applied for.
- A “Notice of Proposed Taxes” will be mailed to you in mid to late August of every year. This notice identifies the property by legal description, physical address and owner’s name(s). It provides the prior year’s assessment and tax information, as well as the proposed market value for the current year, the proposed assessed value that applies to school millage and the proposed assessed value that applies to non-school millage.

The notice provides the ad valorem property taxes for the prior year and the proposed taxes for the current year. The following two scenarios are provided for the proposed current year taxes: (1) the proposed tax amount with no budget change, and (2) the proposed taxes if the proposed budget change is made. The notice also indicates whether the property owner has any exemptions (i.e. homestead, limited income senior, etc.) or assessment limitations (i.e. non-homestead, agriculture, etc.).

The notice states that *“If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1st, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser’s Office”*. It continues to state that if you are unable to resolve the matter, you may file a petition with the Value Adjustment Board (VAB). You will have a twenty-five day period starting from the date the notice was mailed to file a petition with the VAB. The petition is filed with the Martin County Clerk of Circuit Court. The deadline date to file a petition is printed on the bottom right hand corner of the notice.

If the exemption section on the notice is blank and you did not receive a denial letter, please contact this office for clarification and correction, if appropriate.

- It is your responsibility to notify this office of any change in the status or use of your property, such as the following:
 - ✓ Place your property into a Trust,
 - ✓ Move, sell or change your deed in any manner,
 - ✓ Change ownership status, such as marriage, divorce or death,
 - ✓ You no longer reside on the property,
 - ✓ You are no longer a permanent resident of the State of Florida.

Please contact the Property Appraiser’s office to determine what action, if any, is necessary.

- Your homestead and most other exemptions will automatically renew every year, unless you tell us you are no longer eligible. It is your responsibility to inform this office of any changes in your mailing address or exempt status prior to March 1st of the applicable tax year.



From the office of Laurel Kelly, CFA

NOTE: The Limited Income Senior exemptions and some Total & Permanent Disability exemptions must be renewed each year because they are income based. To verify eligibility for renewal of these exemptions, our office mails out a renewal notice each year. You must return the required affidavit to confirm your previous year income.

The Limited Income Senior exemption will save you approximately \$170-\$240 in addition to what you save with the homestead exemption. This \$25,000 exemption is **only deducted from the County portion of your tax bill.**

About Homestead Exemption

Buyer Beware! Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

As a property owner in Florida, homestead exemption is one way to reduce the amount of real estate taxes you pay on your residential property.

In the State of Florida, if you own property and make the property your permanent residence as of **January 1st of the tax year**, you may qualify for homestead exemption and **save hundreds of dollars.** In Martin County, most homeowners save on average \$400 - \$600 each year.

Homestead exemption is \$25,000 deducted from your assessed value before the taxes are calculated plus an additional homestead exemption up to \$25,000 applied to the **assessed value above \$50,000. The additional exemption does not apply to school taxes.** The year after you qualify for homestead exemption, your assessed value cannot increase more than 3% per year, or the increase in the consumer price index, whichever is lower. The increase is not automatic since the assessed value cannot be greater than the market value.

Listed below are examples of common things that may cause you to lose your homestead exemption:

1. Renting your property for more than 30 days per calendar year, for 2 consecutive years.
2. Maintain or obtain an out-of-state residency based tax exemption, reduction, benefit, credit, etc. (E.g. STAR in NY, a veteran's exemption, the Massachusetts declaration of homestead, etc.) This requirement applies to jointly held property by husband and wife even if only one applies for homestead here and the other applies for the out-of-state tax credit. If you are in this category presently, you must cancel your out-of-state tax benefit effective January 1 of the year you apply for homestead exemption here. If either husband or wife owns other Florida property, even individually, only one property can have the homestead exemption.
3. Maintain or obtain a driver's license in any other state. A driver's license is residency based.
4. Fail to register a vehicle in Florida if you drive it here.
5. Registered to vote elsewhere. As a Martin County resident, this county must be the only place you are registered to vote. You may elect to file a declaration of domicile instead of registering to vote, but you still may not register to vote elsewhere.

We want all residents who qualify to have and keep their homestead exemption. This checklist is provided to avoid the pitfalls that can occur inadvertently and would result in back taxes that carry stiff penalties and interest charges.



From the office of Laurel Kelly, CFA

By law, a homestead exemption is not transferable. If you move, your homestead exemption does not automatically follow you to your new residence. You must file a new application for your new residence.

An Advantage for Homestead Properties: "Save Our Homes" Amendment 10 Assessment Cap

Florida voters approved a state constitutional amendment in 1992 to "cap" or limit increases in the assessed value of homestead-exempt property to 3% per year or the amount of increase in the consumer price index (CPI), whichever is lower.

- When a property with homestead exemption is sold, Florida law requires that the following year the homestead exemption and cap be removed, and the property is re-assessed to equal its market value. The buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership triggers reassessment of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the Property Appraiser's office for information.

Warning: If you purchased your property after January 1st of the current tax year, you may have inherited the previous owner's exemption and Save Our Homes benefit. By state law, this exemption and Save Our Homes benefit will be removed the following year. You must file for your own homestead exemption.

- The first year you receive your homestead exemption is your "base year, and the assessed value will be the same as the market value. The year after you first receive homestead exemption will be the first year the assessed value is capped, or limited from increasing. For example, if you have a new homestead exemption for 2017, your assessed value will not be capped or limited from increasing until 2018. The increase is not automatic since the assessed value cannot be greater than the market value.
- If you make additions or improvements to your property, the value of these improvements will be added to the roll regardless of the cap. For example, if you added a pool to your property in 2016, your 2017 assessed value can increase no more than 3% plus the value of the pool.
- The cap applies only to property value, not to property taxes.
- Non-homestead properties have a 10% cap.
- The homestead cap does not apply to portions of multi-use or multi-family properties that are being used for business or rental. For example, if you own a duplex, live in one half and rent the other, the homestead cap will only apply to the portion of the property you occupy as your homestead. The non-homesteaded portion of the property will have the non-homestead cap.

The assessed value can increase by the amount of the assessment cap even if the market value decreases, but the assessed value cannot exceed the market value.