

TWIN OAKS PLAT (K050-002)

BOARD OF COUNTY COMMISSIONERS
PUBLIC MEETING

JULY 9, 2024

Owner: D.R. Horton Inc., Rafael J. Roca

Applicant: Engineering Design & Construction, Inc., – Sam Trotter

Requested by: McCarthy, Summers, et.al., – Christen Spake, Esq.

County Project Coordinator: Brian Elam, PMP, Principal Planner



TWIN OAKS

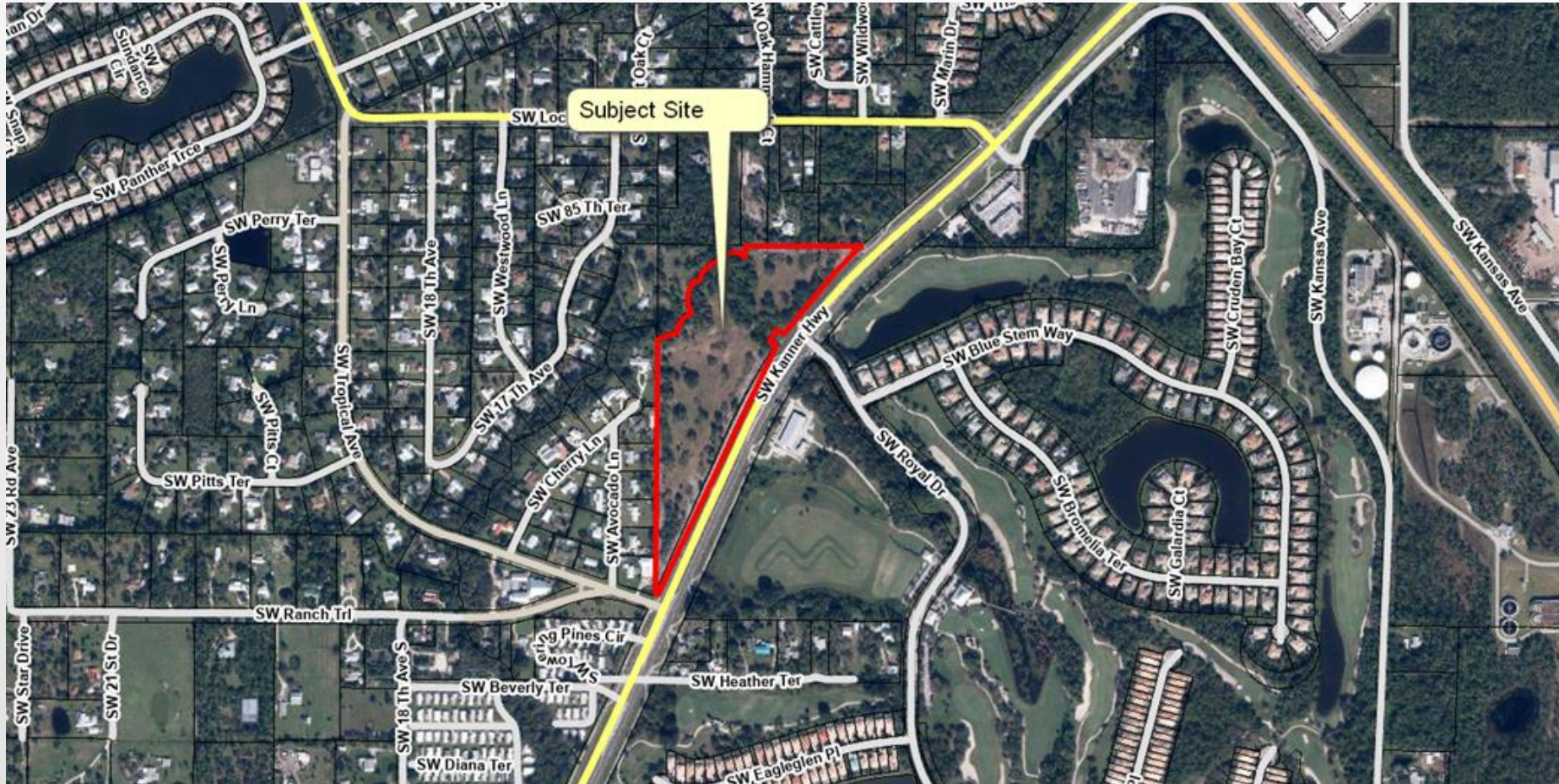
This is a request by McCarthy, Summers, Wood, Norman, Melby & Schultz P.A. on behalf of Engineering Design & Construction, Inc. (EDC) for approval of the Twin Oaks, f/k/a Kanner Oaks Plat that consists of 28-lot single-family home residential lots and associated infrastructure on approximately 16.86 acres. Included with this application is a request for a Certificate of Public Facilities Exemption.

Development Order: 01/26/2022 Minor Final Site Plan Approval



LOCATION

The site is located at 8821 SW Kanner Oaks Drive, on the west side of SW Kanner Highway, north of SW Tropical Avenue, approximately 0.44 miles west of the Florida's Turnpike overpass in Stuart.



TWIN OAKS

BEING A REPLAT OF A PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, LYING WEST OF STATE ROAD NO. 76, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT HEREBY, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 1 AND A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,839.93 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 41°17'50" EAST, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 (A 200.00-FOOT-WIDE RIGHT-OF-WAY), THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 120°07'25" AN ARC DISTANCE OF 502.00 FEET TO A POINT OF NON-RADIAL INTERSECTION AT THE NORTHERLY LIMITS OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 10, PAGE 282 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST, AND SOUTH LIMITS OF SAID DRAINAGE EASEMENT THE FOLLOWING "X" COURSES AND DISTANCES: NORTH 85°01'00" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,839.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 54°01'15" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'41" AN ARC DISTANCE OF 75.00 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE SOUTH 55°10'02" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,839.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 55°48'16" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°03'09" AN ARC DISTANCE OF 328.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°52'45" WEST, A DISTANCE OF 452.69 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF TRACT 8, TROPICAL FRUIT FARMS; THENCE NORTH 00°06'16" EAST, ALONG THE WEST LINE OF SAID TRACT 8 AND 1 A DISTANCE OF 1383.44 FEET TO A POINT ON SAID WEST LINE, LYING 492.35 FEET SOUTH OF THE POINT OF TANGENCY; THENCE WESTERLY ALONG SAID WEST LINE, SAID POINT LYING ON THE TOP OF THE SOUTH BANK OF FREDERICK CREEK; THENCE NORTH 72°37'28" EAST, ALONG SAID SOUTH TOP OF BANK A DISTANCE OF 114.44 FEET; THENCE NORTH 03°30'43" EAST, A DISTANCE OF 54.17 FEET TO THE NORTHERLY LIMITS OF THE REDUCED CREEK STREAMBED; THENCE ALONG SAID STREAMBED THE FOLLOWING TWENTY-THREE COURSES AND DISTANCES: NORTH 72°37'28" EAST, A DISTANCE OF 114.44 FEET; THENCE NORTH 03°30'43" EAST, A DISTANCE OF 54.87 FEET; THENCE NORTH 40°16'18" EAST, A DISTANCE OF 14.34 FEET; THENCE NORTH 81°07'37" EAST, A DISTANCE OF 37.82 FEET; THENCE NORTH 101°02'12" WEST, A DISTANCE OF 11.50 FEET; THENCE NORTH 75°07'02" EAST, A DISTANCE OF 24.18 FEET; THENCE NORTH 75°00'13" EAST, A DISTANCE OF 19.81 FEET; THENCE NORTH 19°02'12" WEST, A DISTANCE OF 30.30 FEET; THENCE NORTH 03°30'43" WEST, A DISTANCE OF 12.38 FEET; THENCE NORTH 03°30'43" WEST, A DISTANCE OF 12.38 FEET; THENCE NORTH 15°22'24" EAST, A DISTANCE OF 31.20 FEET; THENCE NORTH 12°38'50" EAST, A DISTANCE OF 25.36 FEET; THENCE NORTH 28°10'21" EAST, A DISTANCE OF 6.40 FEET; THENCE NORTH 30°30'50" EAST, A DISTANCE OF 37.59 FEET; THENCE NORTH 62°45'12" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 22°00'00" EAST, A DISTANCE OF 17.22 FEET; THENCE NORTH 03°30'43" EAST, A DISTANCE OF 18.38 FEET; THENCE NORTH 30°48'19" EAST, A DISTANCE OF 23.83 FEET; THENCE NORTH 30°36'34" EAST, A DISTANCE OF 31.91 FEET; THENCE NORTH 50°30'02" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 88°04'47" EAST, A DISTANCE OF 19.97 FEET; THENCE NORTH 54°03'17" EAST, A DISTANCE OF 14.88 FEET; THENCE NORTH 87°02'42" EAST, A DISTANCE OF 24.08 FEET; THENCE SOUTH 87°48'50" EAST, A DISTANCE OF 34.40 FEET; THENCE SOUTH 70°30'50" EAST, A DISTANCE OF 75.83 FEET; THENCE NORTH 00°03'00" WEST, A DISTANCE OF 67.04 FEET TO A POINT ON AFORESAIDED NORTH LINE OF SAID SOUTH 1/2 OF TRACT 1, TROPICAL FRUIT FARMS, SAID POINT LYING AND BEING 42.01 FEET EAST OF SAID NORTHEAST CORNER (AS MEASURED ALONG SAID NORTH LINE); THENCE NORTH 85°01'16" EAST, ALONG SAID NORTH LINE A DISTANCE OF 621.80 FEET TO THE POINT OF BEGINNING, CONTAINING 16.881 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICES, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF TWIN OAKS AND DOES HEREBY DEDICATE AS FOLLOWS:

1) PRIVATE ROADWAY

THE STREET AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF TWIN OAKS AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHT-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHT-OF-WAY DESIGNATED AS SUCH ON THE PLAT. THE STREET AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF TWIN OAKS IS HEREBY DECLARED TO BE OPEN IN THE MARTIN COUNTY ROAD SYSTEM.

2) UTILITY EASEMENTS

THE UTILITY EASEMENTS (ULE) SHOWN ON THIS PLAT OF TWIN OAKS MAY BE USED FOR UTILITY PURPOSES (INCLUDING CABLE) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN EXISTING TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3) DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF TWIN OAKS, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED

4) STORMWATER MANAGEMENT TRACTS (S.M.T.)

THE STORM WATER MANAGEMENT TRACTS 1, 2, 3, AND 4 AS SHOWN ON THIS PLAT OF TWIN OAKS, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IS, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STORMWATER DRAINAGE EASEMENTS ON THIS SITE.

5) CONSERVATION TRACTS

THE CONSERVATION TRACTS 1, 2, AND 3 SHOWN ON THIS PLAT OF TWIN OAKS ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IS, OR ALTERATION OR DESTRUCTION OF, THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STORMWATER DRAINAGE EASEMENTS ON THIS SITE.

6) THE LIFT STATION EASEMENT (L.S.E.)

THE LIFT STATION EASEMENT, AS SHOWN ON THIS PLAT OF TWIN OAKS, IS HEREBY DECLARED TO MARTIN COUNTY AS A PERMANENT, EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, OPERATION, MAINTENANCE, AND REPAIR OF UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIFT STATION, PUMPS, PIPELINES, FENCES, STRUCTURES, AND POWER LINE RIGHT-OF-WAY, FOR INGRESS AND EGRESS IN, UNDER, OVER, ACROSS, AND THROUGH OPEN SPACE TRACT 3 AS MAY BE REASONABLY NECESSARY FOR UTILITY LIFT STATION PURPOSES.

7) OPEN SPACE TRACTS (O.S.T.)

THE OPEN SPACE TRACTS 1, 2, 3, 4, AND 5 SHOWN ON THIS PLAT OF TWIN OAKS ARE HEREBY DECLARED TO BE THE PROPERTY OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), FOR OPEN SPACE, UTILITY ACCESS, AND OTHER PROPER PURPOSES, AND SHALL BE CONVEYED BY DEED TO SAID ASSOCIATION. ALL RECREATION FACILITIES LOCATED THEREON SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

8) PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (HEREINAFTER ASSOCIATION), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DECLARED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

STORMWATER MANAGEMENT TRACTS 1, 2, 3, AND 4

OPEN SPACE TRACTS 3 & 4

PRIVATE ROADWAY (SW KAMMER DAMS DRIVE)

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESIGNED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS INTO THE PUBLIC DRAINAGE SYSTEM IS OBSTRUCTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE TRACTS AND ADJACENT LAND FOR THE PURPOSES OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION. HOWEVER, MARTIN COUNTY SHALL BE REQUIRED TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY. THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE SPECIAL ASSESSMENT DUE, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESIGNED EASEMENTS AND/OR TRACTS, AND THE LEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

9) ACCESS & UTILITY EASEMENT

THE ACCESS AND UTILITY EASEMENT HEREIN SHALL SERVE ALL THOSE PURPOSES AND PROVIDE AS THOSE UTILITY EASEMENTS DESIGNATED HEREIN, AS WELL AS PROVIDE SECONDARY ACCESS FOR EMERGENCY SERVICES AND OTHER PROPER PURPOSES.

SIGNED AND SEALED THIS ____ DAY OF ____ 2024, ON BEHALF OF SAID CORPORATION BY ITS VICE PRESIDENT.

D.R. HORTON, INC.
A DELAWARE CORPORATION

BY: _____
RAFAEL J. RIOSA, VICE PRESIDENT

ATTEST

BY: _____
PRINT NAME
TITLE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF ____ 2024, BY RAFAEL J. RIOSA, THE VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE
PRINT NAME
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS

TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL RIGHTS OF WAY, WATER MANAGEMENT TRACTS, UTILITY EASEMENTS, CONSERVATION TRACTS, AND OPEN SPACE TRACTS AS SHOWN ON THIS PLAT OF TWIN OAKS, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS ____ DAY OF ____ 2024.

TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

BY: _____
PRINT NAME
WITNESS:
PRINT NAME
WITNESS:
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF ____ 2024, BY _____, THE ____ OF TWIN OAKS NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE
PRINT NAME
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____



CLERK'S RECORDING CERTIFICATE

I, _____, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK ____ PAGE ____ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS ____ DAY OF ____ 2024.

(CLERK'S NAME)

CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. _____

SUBDIVISION PARCEL CONTROL NUMBER



VICINITY MAP
NO SCALE

SURVEYORS NOTES

- BEARINGS SHOWN HEREIN ARE BASED UPON GRID NORTH AND STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AND REFERRED TO THE DERIVED FROM NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL DESIGNATED "GS 23" AND "F 755." THE BEARING BETWEEN THE TWO REFERENCED MONUMENTS BEARS SOUTH 30°07'00" WEST AND IS LIMITED HEREON AS (BEARING BASED). ALL OTHER BEARINGS ARE RELATIVE THEREOF. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (U).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REFERENCE OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR TEXTUAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET USED TO MAINTENANCE REPAIR OR REPLACEMENT OF THE PLAT OF A PUBLIC IMPROVEMENT LOCATED THEREON, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF TWIN OAKS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND SUPERSEDES THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENT WITHIN THE PLATTED LANDS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

MICHAEL T. OWEN
FLORIDA SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 55506
(OFFICIAL SEAL)

FORWARDED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 55506



ENGINEERS & SURVEYORS & ENVIRONMENTAL

PORT SAINT LUCIE
1000 W. US HIGHWAY 1, SUITE 301
PORT SAINT LUCIE, FL 34957
www.fdcfla.com

FLA. CERTIFICATE OF AUTHORIZATION NO. 18
LA. CERTIFICATE OF AUTHORIZATION NO. 18

EDC #19-460
SERIES 1 OF 5

LOCAL PLANNING AGENCY

Review of this application is not required by the Local Planning Agency (LPA).



REVIEW OF APPLICATION

Development review staff have found the application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report. Staff recommends approval of the Twin Oaks Plat application.



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

TWIN OAKS PLAT

Applicant:	Engineering Design & Construction, Inc. (Sam Trotter)
Property Owner:	D.R. Horton, Inc. (Rafael J. Roca)
Agent for Applicant:	McCarthy, Summers, et.al. (Christen Spake, Esq.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	K050-002
Record Number:	DEV2022120017
Report Number:	2024_0612_K050-002_DRT_STAFF_FINAL
Application Received:	5/18/2023
Transmitted:	5/24/2023
Date of Report:	6/29/2023
Application Received:	09/20/2023
Transmitted:	09/20/2023
Date of Report:	11/16/2023
Application Received:	12/27/2023
Transmitted:	12/28/2023
Date of Report:	02/02/2024
Application Received:	02/27/2024
Transmitted:	02/29/2024
Additional Materials Received:	03/14/2024
Date of Report:	06/12/2024

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B. Project description and analysis

This is a request by Engineering Design & Construction, Inc. (EDC) on behalf of Twin Oaks Kanner Hwy, LLC for approval of the Twin Oaks, f/k/a Kanner Oaks Plat. The Plat is to be consistent with the final site plan which contains a 28-lot single-family home subdivision on approximately 16.86 acres. The site is located at 8821 SW Kanner Oaks Drive, on the west side of SW Kanner Highway, north of



STAFF RECOMMENDATION

1. Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move the Board approve the Twin Oaks Plat and the Contract for Construction of Required Improvements and Infrastructure.

