



Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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**MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

**REGARDING A MINOR DEVELOPMENT
REVISED FINAL SITE PLAN APPROVAL
FOR BANNER LAKE CLUB
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, Banner Lake Club submitted an application for revised final site plan approval for the Banner Lake Club Project, located on lands legally described in Exhibit A, attached hereto.

WHEREAS, pursuant to Section 10.3.A Land Development Regulations (LDR), Martin County Code, final action on minor development applications shall be taken by the County Administrator or his/her designee; and

WHEREAS, the County Administrator has delegated final action on minor development applications to the Growth Management Director.

NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR HEREBY DETERMINES THAT:

A. The final site plan, attached hereto as Exhibit B, for Banner Lake Club Minor Revised Final Site Plan is approved. More specifically, this approval of the revised final site plan is for the construction of a 9,222 square foot community center and the associated infrastructure on a 4.28 acre parcel located at 12212 SE Lantana Avenue in Hobe Sound. Development of the Banner Lake Club Project shall be in accordance with the approved revised final site plan.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render approval of the revised final site plan for the Banner Lake Club Project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.

F. All permits for the Banner Lake Club Project must be obtained within one year of revised final site plan approval, by April 11, 2019. Development of the entire project must be completed within two (2) years of revised final site plan approval, by April 11, 2020. No rights to obtain development orders are herein conveyed beyond the two (2) year exemption period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

G. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

H. This development order shall be recorded in the official records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

I. The Applicant has submitted an Abandonment application to abandon a portion of unopened right-of-way for SE Lake Drive in exchange for the conveyance of two pieces of property to be conveyed to the County that include paved parking that will become public parking. A public hearing for the Board of County Commissioners to consider the application will take place Prior to Certificate of Occupancy approval.

DATED THIS 11TH DAY OF APRIL, 2018.



Nicki van Vonno, AICP
Growth Management Director

ATTACHMENTS:
Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A

LEGAL DESCRIPTION

PARCEL A:

BEGINNING AT A POINT SIX HUNDRED AND SIXTY (660) FEET FROM BRIDGE ROAD ON THE WEST SIDE OF BANNER LAKE DRIVE, BEING THE SOUTHEAST CORNER OF COLORED SCHOOL LOT IN OLYMPIA No. 3 AS RECORDED IN PLAT BOOK No. 10, PAGE 17, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA; THENCE FROM THE POINT OF BEGINNING ALONG WEST SIDE OF BANNER LAKE DRIVE NINETY (90) FEET TO POINT OF CURVE TO RIGHT WHOSE RADIUS IS THIRTEEN HUNDRED FIVE (1305) FEET; THENCE FOLLOWING WEST BOUNDARY OF SAID A DISTANCE OF SIXTY (60) FEET; THENCE RUNNING WESTERLY PARALLEL TO THE SOUTH BOUNDARY OF AFOREMENTIONED SCHOOL LOT TO THE SHORE OF BANNER LAKE, THENCE FOLLOWING SAID SHORE LINE IN A NORTHERLY DIRECTION TO A POINT WHERE THE SOUTH BOUNDARY OF SCHOOL LOT IF PRODUCED WESTERLY WOULD INTERSECT THE SHORE LINE OF BANNER LAKE; THENCE FOLLOWING IN REVERSE DIRECTION ALONG PRODUCED SCHOOL LOT LINE TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BRIDGE ROAD WITH THE WESTERLY LINE OF LAKE DRIVE (NOW SE. LANTANA AVE) SAME ARE SHOWN ON PLAT OF OLYMPIA PLAT No. 3, RECORDED IN PLAT BOOK 10, AT PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LAKE DRIVE A DISTANCE OF 748.90 FEET MORE OR LESS TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1255 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 2°44'21" A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE OF LAKE DRIVE A DISTANCE OF 305.11 FEET AND THROUGH A CENTRAL ANGLE OF 13°55'46"; THENCE WESTERLY ALONG A LINE, WHICH IF EXTENDED EASTERLY WOULD BE PERPENDICULAR TO THE EASTERLY LINE OF LANTANA STREET AS SAME IS SHOWN ON SAID OLYMPIA PLAT No. 3, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE EASTERLY SHORE OF BANNER LAKE; THENCE NORTHERLY ALONG THE EASTERLY SHORE OF BANNER LAKE TO A POINT IN A LINE PARALLEL WITH THE 300 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE AFORESAID PERPENDICULAR LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 483 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 67, OLYMPIA PLAT No. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF LANTANA STREET, AS SHOWN ON SAID PLAT, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREAFTER DESCRIBED; THENCE CONTINUE NORTHERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF LANTANA STREET, FOR A DISTANCE OF 92.28 FEET, TO A POINT OF CUSP, (SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE, AS SHOWN ON SAID PLAT; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE DRIVE, HAVING A RADIUS OF 1305.00 FEET AND A CENTRAL ANGLE OF 4°15'46" FOR AN ARC DISTANCE OF 97.11 FEET; THENCE RUN EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EUCALYPTUS AVENUE, AS SHOWN ON SAID PLAT, FOR A DISTANCE OF 33.39 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES OR 1374 SQUARE FEET, MORE OR LESS.

