



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. Type of Application: PUD Final Site Plan

2. Proposed Development's Name:

Dollar General

3. Former Development's Name:

Vacant

4. Previous Project Number:

K024-002

5. Pre-Application Meeting Date:

08/18/2016

6. Property Owner:

Name or Company Name

Olympus Development LLC

Company Representative

Address 9336 Equus Cir

City Boynton Beach

State FL

Zip 33472

Phone

Fax

Email

7. Agent:

Same as the Contract Purchaser

Name or Company Name

Company Representative

Address

City

State

Zip

Phone

Fax

Email

8. Contract Purchaser:

Select from the List

Name or Company Name

Zaremba

Company Representative

Matt Casey

Address 14600 Detroit Avenue, Suite 1500

City Lakewood

State OH

Zip 44107

Phone

216 - 221 - 6600

Fax

216 - 227 - 1786

Email

mcasey@zarembagroup.com

9. Land Planner:

Same as the Civil Engineer

Name or Company Name

Company Representative

Address

City

State

Zip

Phone

Fax

Email

Same as Civil Engineer

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Same as Civil Engineer

11. Surveyor:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

12. Civil Engineer:

Name or Company Name Avid Group
Company Representative Richard Joudrey
Address 2300 Curlew Rd., Suite 201
City Palm Harbor State FL Zip 34683
Phone 727 - 789 - 9500 Fax 727 - 784 - 6662
Email _____

Select from the list

13. Traffic Engineer:

Name or Company Name Lassiter Transportation Group, Inc.
Company Representative Andrew Ames
Address 1450 W. Granada Blvd., Suite 2
City Ormond Beach State FL Zip 32174
Phone 386 - 257 - 2571 Fax 386 - 257 - 6996
Email aames@ltg-inc.us

Select from the list

14. Architect:

Name or Company Name Richard L. Bowen & Associates Inc.
Company Representative Melanie L. Lewis
Address 13000 Shaker Blvd.
City Cleveland State OH Zip 44120
Phone 216 - 377 - 3850 Fax 216 - 491 - 8053
Email mlewis@rlba.com

Not Applicable

15. Attorney:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

16. Environmental Planner:

Select from the list

Atlantic Ecological Services

Name or Company Name

Company Representative

Jody Sisk

Address 217 Galicia Avenue

City St. Augustine

State FL Zip 32086

Phone 904 - 347 - 9133

Fax 904 - 512 - 0459

Email jody@atlanticeco.com

17. Other Professional:

Name or Company Name

Company Representative

Address

City

State Zip

Phone

Fax

Email

18. Parcel Control Number(s):

3438420910000002070000

19. Certifications by Professionals:

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.



This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Applicant's signature

Richard Sisk
Printed name

Date

7/27/17

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Pinellas

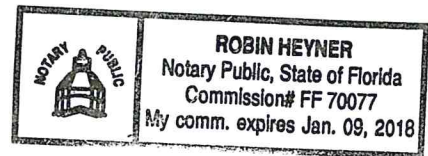
I hereby certify that the foregoing instrument was acknowledged before me this 27 day of July, 20 17 by Richard Joudrey.

He or she

☐ is personally known to me or ☒ has produced FL DL as identification.

Robin Heyner
Notary public signature

Robin Heyner
Printed name



State of Florida at-large



Martin County Development Review
Digital Submittal Affidavit

I, Richard Joudrey, PE, attest that the electronic version included for the project Dollar General Hobe Sound is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.



Applicant Signature

7/27/17

Date

PROJECT NARRATIVE

Subject property is approximately 4.06 acres, located at the northeast corner of SE Federal Highway (US Highway 1) and SE Constitution Blvd (Parcel Identification No. 34-38-42-091-000-00020-7). The property is Lot 2, Plat C-4 of Heritage Ridge P.U.D. which designates the property for commercial development.

The developer proposes to subdivide the property into two parcels for retail development (Dollar General), as shown on the site plan. Full access driveway is proposed on SE Constitution Blvd. A stormwater management system is proposed at the rear of the property.

Items excluded:

- 03. Documents have been added to the enclosed CD.
- 04. Plans have been added to the enclosed CD.
- 20. School impact worksheet not applicable (nonresidential development).
- 22. Environmental waiver is not application (Environmental Assessment enclosed).
- 23. PAMP not applicable.
- 24. Landscape Alternative Compliance not applicable.
- 25. Landscape Alternative Compliance check not applicable.
- 26. CRA Alternative Compliance not applicable.
- 27. CRA Alternative Compliance check not applicable.
- 30. Martin County Service Agreement not applicable. SMRU's service area.
- 32. Agency Permits: (Option One). This option was selected.
- 33. Agency Permits: (Option Two) not applicable (Option One selected).
- 38. See proposed site plan under item 34 & Construction Plans.
- 40. No previously approved master plan.
- 45. Landscape Plan submitted with Construction Plans.

AGENT OF RECORD LETTER

I MARK HABIB, (Print) hereby designate and appoint Richard Joudrey, PE, Ron Morahan, PE, Jorge Hernandez, PE & Avid Group as my Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of SWFWMD, FDEP, FDOT and local agency permitting reviews and approvals with regard to: (Project Name Dollar General Hobe Sound and No. 649005).

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 10th day of July,

MARK HABIB
PRINTED NAME OF APPLICANT/OWNER

APPLICANT/OWNER'S SIGNATURE

Richard Joudrey, PE, Ron Morahan, PE,
Jorge Hernandez, PE & Avid Group

PRINTED NAME OF APPLICANT'S(S) REPRESENTATIVE

APPLICANT'S(S') REPRESENTATIVE

Avid Group, 2300 Curlew Rd., Suite 201
REPRESENTATIVE'S ADDRESS

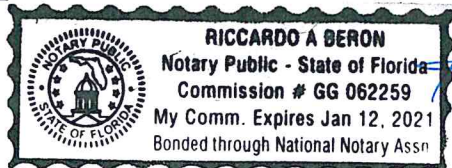
Palm Harbor, FL, 34683
CITY, STATE, ZIP CODE

727 - 789 - 9500 x 144
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of July, 2017.



NOTARY PUBLIC
State of Florida at Large

My Commission Expires: Jan 12, 2021

INSTR # 1838586
OR BK 02012 PG 2568
RECORDED 05/11/2005 02:45:26 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 9,100.00
RECORDED BY L Wood

Prepared by and return to:
Robert A. Burson

Robert A. Burson, P.A.
PO Box 1620
Stuart, FL 34995
772-286-1616
File Number: 05-141
Will Call No.:

Parcel Identification No. 34-38-42-091-000-00020-7

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of May, 2005 between Werner Bols, as Trustee of the Werner Bols Revocable Trust and individually, an unmarried man whose post office address is Post Office Box 194, Palm City, FL 34991 of the County of Martin, State of Florida, grantor*, and Olympus Development, LLC, a Florida limited liability company whose post office address is 18145 SE Heritage Drive, Tequesta, FL of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 2, Plat C-4, Heritage Ridge, P.U.D. , according to the plat thereof, recorded in Plat Book 12, page 16, of the public records of Martin County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is on Palm City Road, Stuart, Florida.


Grantor joins in this deed individually without warranties.

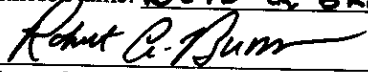
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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:


Witness Name: BOYD G. BRADFIELD, JR.


Witness Name: _____

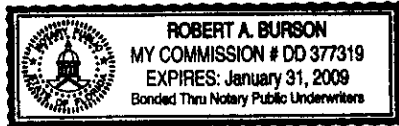
ROBERT A. BURSON

 (Seal) 5/10/05
Werner Bols

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 10th day of May, 2005 by Werner Bols, as trustee and individually who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



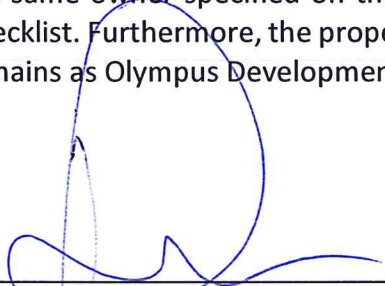
Robert A. Burson
Notary Public

Printed Name: ROBERT A. BURSON

My Commission Expires: _____

PROPERTY TRANSFER STATEMENT

Please accept the statement that to the best of my knowledge and believe, the subject property located at the northeast corner of SE Federal Highway (US Highway 1) and SE Constitution Blvd with Parcel Identification No. 34-38-42-091-000-00020-7 Lot 2, Plat C-4 of Heritage Ridge PUD, is the same owner specified on the deed submitted with the Martin County PUD Final Site Plan Checklist. Furthermore, the property has not change owners as of the date of the submission and remains as Olympus Development, LLC.


Richard Joudrey, PE (Agent)
Project Manager
Avid Group

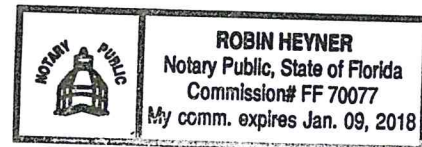
The foregoing instrument was acknowledged before me this 9 day of Aug., 2017, by Richard Joudrey, who is personally known to me or who has produced FLDL as identification and who did/did not take an oath.

NOTARY PUBLIC:

Sign: Robin Heyner (seal)

Print: Robin Heyner

My commission expires: 1/9/18



LOCATION MAP

Heritage Ridge Golf Club
Mariner Sands Country Club
Loblolly Pines Golf Course
Medalist Golf Club

Peck Lake
Hobe Sound

A1a

SE WINGED FOOT DR
SE TETON DR
SE ORANGE BLOSSOM TRL
SE CIRCLE ST
SE SHERWOOD ST
SE SYLVAN PL
SE SANDPINE LN
SE CONSTITUTION BLVD
SE LEXINGTON AVE
SE TORY PL
SE INDEPENDENCE AVE
SE DIXIE HWY
SE SWAN AVE
SE WREN AVE
SE EAGLE AVE
SE OSPREY ST
SE HOBE TER
SE SAND Y LN
SE CROSS RIP ST
SE PALM ST
SE RANDALL CT
SE MARITIME TER
SE VILLA CIR
SE MEDALIST PL
SE WINDJAMMER WAY
SE GOMEZ AVE
SE DOCK ST
SE GOLFHOUSE DR
SE MORNING DOVE WAY
SE BALTUSROL TER

SE HERITAGE BLVD

SITE LOCATION

Legend

- Site
- County Boundary
- Streets
- Shopping Centers (50 to 20k)
- Runways (50 to 20k)
- Airport Areas (50 to 20k)
- School
- Golf Course
- Shopping Center
- Cemetery
- Hospital
- Industrial Park
- Stadium
- Government Center
- Military Installation
- Prison
- Amusement Center
- Park

1 inch = 2,000 feet

Martin County Overview
Port St. Lucie
Palm City
Jupiter
West Palm Beach



CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES
SURVEYING
GIS

2300 CURLEW ROAD, STE 201
PALM HARBOR FLORIDA
34683

PHONE (727) 789-9500
AVIDGROUP.COM

Heritage Ridge PUD, Parcel C-4, Lot 2
Zaremba Group LLC
MARTIN COUNTY

EXHIBIT-NO

1

GIS DATA SOURCE: ESRI DATA

The sole purpose of this drawing is to illustrate the approximate dimensions and layout of the demised premises. No other warranty or representation, expressed or implied, is made with respect to the illustration. All quantities are estimated.

ADEQUATE PUBLIC FACILITIES

Subject property is approximately 4.06 acres, located at the north east corner of SE Federal Highway (US Highway 1) and SE Constitution Blvd (Parcel Identification No. 34-38-42-091-000-00020-7). The property is Lot 2, Plat C-4 of Heritage Ridge P.U.D. which designates the property for commercial development. The developer is proposing to construct a Dollar General Store.

This is a compliance statement seeking adequate public facilities reservations for the project parcel, and intended use, described above.



MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)

NAME OF FINAL SITE PLAN: Dollar General Hobe Sound

TYPE OF APPLICATION

If more than 10,000 cubic yards are hauled to or from the site, the application must be filed as a Major Development

| | | |
|---|--------------|-------------------------------|
| 1) Net cubic yards to be excavated: | <u>1,976</u> | |
| 2) Net cubic yards to be filled: | <u>2,064</u> | |
| 3) Cubic yards to be hauled <i>from</i> site: | <u>0</u> | (subtract line 2 from line 1) |

TYPE OF APPLICATION: MINOR

HAULING FEE CALCULATION

The hauling fee for fill hauled *from* the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

HAULING FEE: \$0.00

Prepared by: Richard Joudrey
Professional Engineer's Name

Professional Engineer's Signature / Seal

60132

P.E. No.

Date

Avid Group CA# 6139

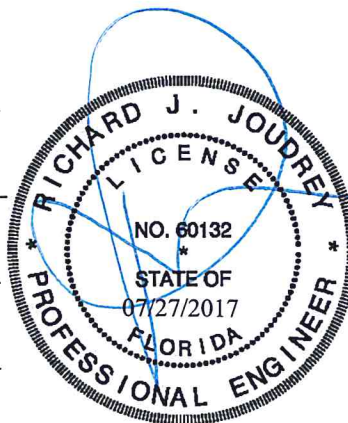
Firm's Name and Certificate of Authorization No. (if applicable)

2300 Curlew Rd., Suite 201, Palm Harbor, FL 34683

Address

(727) 789-9500

Phone No.



County Engineer's (or designee) Acceptance



ENGINEER'S CERTIFICATION OF DESIGN

Martin County, Florida

Project Name: Dollar General Hobe Sound

Design Engineer of Record: Richard Joudrey

Date: October 03, 2017

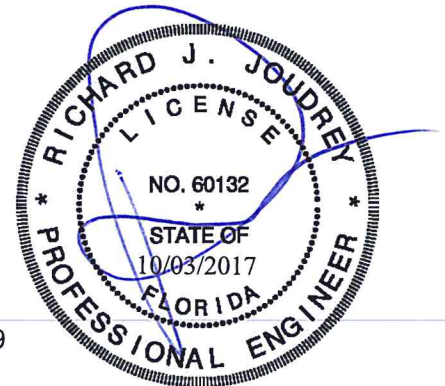
I hereby certify to the Martin County Board of County Commissioners that all of the facilities for the referenced project have been designed in accordance with the Land Development Regulations established in Article 4 and I am aware that the County's Land Development Regulations do include requirements that may be more stringent or restrictive than the requirements of other regulatory agencies including, but not limited to, the South Florida Water Management District (SFWMD), the U.S. Army Corps of Engineers (USACOE), the U.S. Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and the Florida Department of Transportation. Any plans, calculations, reports, or other documents submitted to Martin County or any regulatory agency in support of the application have been prepared in full recognition of and compliance with the County's Land Development Regulations.

Professional Engineer's Name Richard Joudrey

Professional Engineer's Signature / Seal:

P.E. No. 60132

Date: October 03, 2017



Firm's Name and Licensed Business No. (if applicable): Avid Group / COA# 6139

Firm's Address: 2300 Curlew Rd., Suite 201, Palm Harbor, FL 34683

Phone No.: (727) 789-9500