

October 11, 2018

VIA HAND DELIVERY

Ms. Catherine Riiska, Principal Planner
Growth Management Department
Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida 34996

**Re: Heritage Ridge PUD, Parcel C-4 Lot 2 PUD, Replat
1st Resubmittal
Project Number: K024-004**

Dear Catherine:

The following is a response to the October 5, 2018 staff report for Heritage Ridge PUD, Parcel C-4 Lot 2 PUD, Replat, as discussed at the October 11, 2018 Development Review Workshop meeting. One (1) original packet and a bookmarked electronic disc identical to the original packet of the following materials are provided, along with two (2) paper copies of the survey & plat:

1. 1st Resubmittal Cover Letter
2. Reply to staff report review comments
3. Boundary Survey
4. Plat
5. PRM Inspection Form
6. Revised Legal Description

Ms. Catherine Riiska
October 11, 2018
Page 2

If you have any questions or need further information please do not hesitate to contact me at 772-288-1980.

Best regards,



Joshua I. Long, AICP

cc: Client
Robert S. Raynes, Jr., Esq.

Enclosures



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

SURVEYORS RESPONSES 10-10-18 ARE IN RED

A. Application Information

HERITAGE RIDGE PUD PARCEL C-4, LOT 2 REPLAT

| | |
|-----------------------------|--|
| Applicant: | Olympus Development, LLC |
| Property Owner: | Olympus Development, LLC |
| Agent for the Applicant: | Robert S. Raynes, Jr., Esq, Gunster |
| County Project Coordinator: | Catherine Riiska, MS, PWS, Principal Planner |
| Growth Management Director: | Nicki van Vonno, AICP |
| Project Number: | K024-004 |
| Record Number: | DEV2018070020 |
| Report Number: | 2018_1005_K024-004_DRT_Staff_FINAL.docx |
| Application Received: | 08/24/2018 |
| Transmitted: | 08/28/2018 |
| Staff Report: | 10/05/2018 |
| Joint Workshop: | 10/11/2018 |

B. Project description and analysis

This is an application to replat the existing Lot 2 of Parcel C-4 within the Heritage Ridge PUD development into two separate lots consistent with a proposed PUD final site plan to develop one of the lots. Lot 2 consists of 4.06 acres located on the southeast corner of SE Constitution Blvd and SE Federal Highway. This application for a replat modifies the existing Plat of C-4 as recorded in Plat Book 12, Page 16, Martin County public records, recorded in 1989, to subdivide Lot 2 into two separate lots designated Lot 2A and 2B. Included is a request for a Certificate of Public Facilities Exemption.

The Lot 2, Parcel C-4, Heritage Ridge PUD final site plan application is under concurrent review and proposes the subdivision and minor development of one of the resultant lots for a 9,147 square-foot retail use (Project # K024-003). Pursuant to Division 21, Article 4, Land Development Regulations (LDR), Martin County, Fla. (2017), the Plat must be consistent with the approved final site plan and the requirements of Section 177, Fla. Stat. (2017) and Chapter 61G17-6, Florida Administrative Code (2017).

C. Staff recommendation

Development Review Staff Report

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

| Section | Division or Department | Reviewer | Phone | Assessment |
|----------------|-------------------------------|-------------------|--------------|-------------------|
| F | Comprehensive Plan | Catherine Riiska | 288-5667 | Non-Comply |
| F | ARDP | Samantha Lovelady | 288-5664 | N/A |
| G | Development Review | Catherine Riiska | 288-5667 | Non-Comply |
| H | Urban Design | Santiago Abasolo | 288-5485 | N/A |
| H | Community Redevelopment | Santiago Abasolo | 288-5485 | N/A |
| I | Property Management | Colleen Holmes | 288-5794 | Comply |
| J | Environmental | Shawn McCarthy | 288-5508 | Comply |
| J | Landscaping | Karen Sjöholm | 221-5909 | Comply |
| K | Transportation | Lukas Lambert | 221-2300 | N/A |
| L | County Surveyor | Tom Walker | 288-5928 | Non-Comply |
| M | Engineering | Michelle Cullum | 288-5512 | N/A |
| N | Addressing | Emily Kohler | 288-5692 | Comply |
| N | Electronic File Submission | Emily Kohler | 288-5692 | N/A |
| O | Water and Wastewater | James Christ | 320-3034 | Comply |
| O | Wellfields | James Christ | 320-3034 | Comply |
| P | Fire Prevention | Doug Killane | 288-5633 | N/A |
| P | Emergency Management | Dan Wouters | 219-4941 | N/A |
| Q | ADA | Kevin Landry | 320-3046 | N/A |
| R | Health Department | Todd Reinhold | 221-4090 | N/A |
| R | School Board | Kimberly Everman | 223-3105 | N/A |
| S | County Attorney | Krista Storey | 288-5443 | Review Ongoing |
| T | Adequate Public Facilities | Catherine Riiska | 288-5667 | Exemption |

D. Review Board action

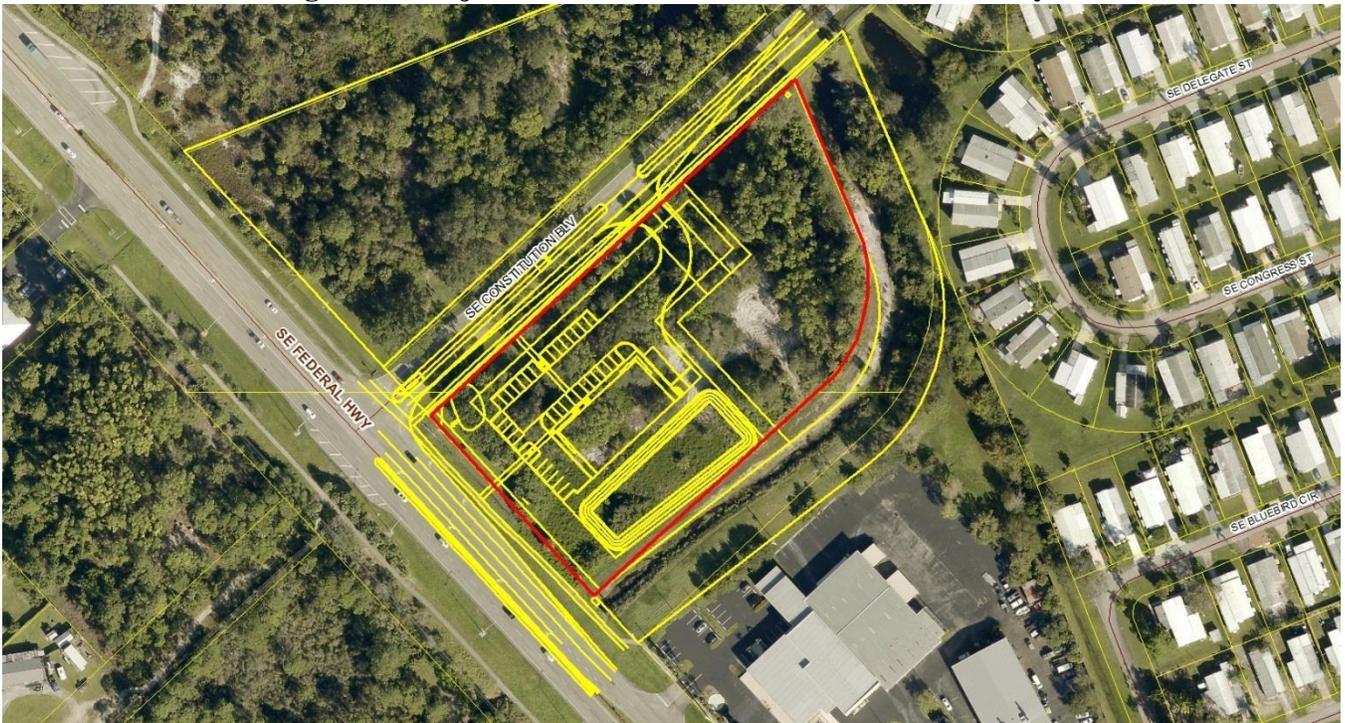
This application is a plat of a project running concurrently with a final site plan application. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.A.2., Land Development Regulations, Martin County, Fla., (2016). Approval of the plat must be preceded by approval of the final site plan, with which the plat must be consistent.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review

Figure 2: Subject Site 2018 Aerial with Site Plan Overlay



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance-GMD

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.

MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016)

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved Issues:

Item #1:

Engineer's Opinion of Probable Cost

The approved Engineer's Opinion of Probable Cost (EOPC) as accepted and signed by the County Engineer is required to be submitted as part of this application. Please submit.

Item #2:

Draft Contract and Security for Required Improvements

ENGINEER SUBMITTED WITH SITE PLAN APPLICATION

Pursuant to Section 4.913 of the Land Development Regulations, before a plat shall be recorded in the public records all improvements and infrastructure required by the Land Development Regulations, Code of Laws and Ordinances and state law, including but not limited to roads, sidewalks, stormwater and drainage facilities, utilities and landscaping, shall have been constructed and approved by the County Engineer. In lieu of the completion of the required improvements and infrastructure prior to plat recordation, security may be posted in a form acceptable to the BCC to insure such completion.

Item #3:

Consistency With Final Site Plan

A plat shall be consistent with the final site plan, the timetable of development, and the standards in the Comprehensive Plan, the LDR and the Code, in effect at the time of the final site plan approval. MARTIN COUNTY, FLA., LDR, § 10.11

Remedy/Suggestion/Clarification:

The plat appears to be inconsistent with the approved Final Site Plan as detailed in Sections J and L of this report.

1. The total site area and Lot 2B area are inconsistent with that cited on the proposed final site plan. Please verify the values and revise the appropriate plan.

THESE HAVE BEEN REVISED ON THE PLAT AND THE SITE PLAN

2. Please relabel the two proposed lots as “Lot 2A” and “Lot 2B” as shown in the proposed final site plan. Lot 1 is already designated for a separate parcel as shown in the existing plat of Parcel C-4 as submitted by the applicant.

THE LOTS WERE RENAMED TO LOTS 2A AND 2B

3. See also Section L of this report.

SEE ANSWERS TO THIS IN SECTION L

Item #4:

Legal Description

A legal description for the property that is the subject of this application is required. Please submit a revised legal description that does not include the corner clip dedication area, which is being dedicated to the County in conjunction with the final site plan under application K024-003.

THE LEGAL DESCRIPTION WAS REVISED AND A WORD DOCUMENT WAS PROVIDED

Additional Information:

Information #1:

Payment Of The Taxes

No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land. SECTION 197.192, FLA. STAT. (2016)

The submittal of documentation to demonstrate compliance with this requirement is required prior to recordation of the plat. The applicant shall submit this documentation during the post-approval process, within 60 days of approval.

ACKNOWLEDGED

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

The proposed project is for a residential use and is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

Findings of Compliance:

The applicant has provided the Title Commitment, Sketch and Legal Description and Phase I Environmental Site Assessment for the dedication of a 25' corner clip at the corner of SE Constitution Boulevard and SE Federal Highway.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

Findings of compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013].The applicant has proposed construction of a 94 lot subdivision within this phase.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements - Engineering Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

L. Determination of compliance with county surveyor - Engineering Department

COUNTY SURVEYOR COMMENTS

All comments shall be addressed in writing (I.E. summary of modifications) by the applicant within subsequent submittals.

Unresolved Issues:

Item #1:

A legend of all symbols and abbreviations must be shown. [DOACS, Chapter 5J-17.051, Ch 177.091.(29), Prt 1, F. S.]

Remedy/Suggestion/Clarification:

Add the following to the legend: Delta Symbol, ARC, R (Radius, not Revised), CB and CH.

THE CURVE ABBREVIATIONS WERE ADDED TO THE PLAT LEGEND

Item #2:

The proposed plat shall conform to the following standards:

1. Measure 24 x 36 inches and have a 3 inch margin on the left and .5 inch margins on all other sides;
2. Be drawn on material as described in Chapter 177 of the Florida Statutes; Be scaled not smaller than 1 inch = 100 feet;
3. All text a minimum of 0.10 inches in height.

[Ch. 177.091, Prt 1, F. S., Sec. 4.912.C.1 & 4.912.C.2 & 4.912.C.3, M.C. Code Vol 2]

Remedy/Suggestion/Clarification:

Remove "Plat Book Page" label from within the margin.

PLAT BOOK AND PAGE WAS DELETED FROM THE MARGIN ON SHEET 1

Item #3:

The date of the field survey or of the image acquisition for a photogrammetric survey must be shown on the plat. All dates for the revision of graphics on the plat since the survey date must also be shown.

[DOACS, Chapter 5J-17.051 (3)]

Remedy/Suggestion/Clarification:

Add the date of the boundary survey to Note Number 2.

ORIGINAL DATE AND REVISION DATE WERE ADDED TO THE PLAT

Item #4:

The section, township, and range, name of city, town or village, and county and state must appear immediately under the name of the plat on each sheet. [Ch 177.091.(10), Prt 1, F.S.]

Remedy/Suggestion/Clarification:

Correct Martin Polk County to Martin County.

POLK WAS REMOVED

Item #5:

The plat must have a minimum of two boundary monuments tied by a closed field traverse to the nearest approved Martin County geodetic control station and azimuth mark or approved pair of Martin County adjusted traverse points or to other control points established by Global Positioning System (GPS) which meet or exceed Third Order Class I Accuracy Standards according to current publication of the Federal Geodetic Control Committee (FGCC) procedures. The field traverse from the plat boundary to the geodetic control shall meet Third Order Class II traverse closure standards when possible; however, at a minimum, traverse closure must meet the minimum technical standards set forth in [DOACS Chapter 5J-17.050, 051, 052]. All monuments at lot corners must be set or included under the required improvement bond. They must be set prior to the transfer of any lot. [Sec 4.912.C.15 M.C. Code, Vol 2]

Remedy/Suggestion/Clarification:

Add state plane coordinates to one additional PRM.

LABELED COORDINATES ON AN ADDITIONAL PRM ON PLAT

Item #6:

The plat must show the following:

1. Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible.
2. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-ofway at the intersection of all streets and shown on the plat.

Remedy/Suggestion/Clarification:

Add two PRMs at the R/W dedication. The bold line indicating the limits of the plat should only go between these two PRMs and not to/from the POB.

THE TWO PRM WERE PREVIOUSLY SET AND NOW ADDED TO THE PLAT. THE HEAVY LINES FOR THE DEDICATION AREA WERE MADE LIGHTER

Item #7:

Plat certification and consent language must be provided in substantial comformance to ... [Resolution No. 02-6.1]

Remedy/Suggestion/Clarification:

1. Remove R/W Dedication. **R/W DEDICATION NOTE WAS REMOVED**
2. Add Mortgage information to Number 2 of the Title Certification.
WORDING ON THE TITLE CERTIFICATION WAS REVISED AND BLANK LINES WERE PROVIDED PER OUR CONVERSATION. ATTORNEY WILL HAVE TO FILL IN THE INFORMATION.

Item #8:

All contiguous property along the periphery of the plat must be identified and labeled with the plat book and page or marked as unplatted. If the plat includes all or a portion of a previously platted subdivision, then sufficient ties to the prior plat, including reference to the the subdivision, must be stated in the new subdivision title. [Ch 177.091.(17), Prt 1, F.S.; Sec. 4.912.C.19, M.C. Code Vol 2]

Remedy/Suggestion/Clarification:

Identify with recording information (plat book and page or official record book and page) to all areas surrounding plat as indicated.

THE FDOT RIGHT OF WAY MAP SECTION NUMBER WAS ADDED

Item #9:

The location, width and names of all streets, waterways, or other rights-of-way must be shown on the plat. (Ch 177.091.(15), Prt I, F. S.)

Remedy/Suggestion/Clarification:

Identify all right-of-ways with recording information (plat book and page or official record book and page).

THE RECORDED INFORMATION FOR THE R/W WAS ADDED

Item #10:

The plat shall be consistent with an approved final site plan.

Remedy/Suggestion/Clarification:

There are inconsistencies including but not necessarily limited to:

1. Title of Plat and Site Plan
TITLE ON SITE PLAN IS TO BE REVISED TO MATCH PLAT
2. Legal Descriptions
LEGAL DESCRIPTION WAS REVISED TO DELETE R/W DEDICATION AREA
3. Lot labels: Lots 1 and 2 versus 2A and 2B.
LOTS WERE RELABELED TO 2A AND 2B
4. Area of Plat and Site Plan
THE AREAS WERE CHECK AND REVISED ON THE PLAT. ENGINEER WAS GIVEN THIS INFORMATION TO REVISE SITE PLAN
5. Area of Lot 2 on the plat versus Lot 2B on the Site Plan.
THE AREAS WERE CHECK AND REVISED ON THE PLAT. ENGINEER WAS GIVEN THIS INFORMATION TO REVISE SITE PLAN

Item #11:

Submit a closure report and PRM Field Inspection Request prior to approval by the Board of County Commissioners.

CLOSURE REPORTS WERE PREVIOUSLY PROVIDED. TOM WALKER IS GOING TO SEND ME A COPY OF THE INSPECTION REQUEST.

Item #12:

Additional miscellaneous items:

1. Remove Flood Zone Labels and Lines.
FLOOD LINES AND LABELS WERE REMOVED

2. Clean up lines going through text.

MADE SURE LINES DO NOT GO THROUGH TEXT

3. Add Horizontal Datum used for Note Number 5 (i.e. Florida State Plane Coordinates System, Transverse Mercator Projection, East Zone, NAD 83/2011 Adjustment.)

REVISED NOTE TO INCLUDE THE REQUESTED INFORMATION

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.F, LDR, Martin County, Fla. (2016). Therefore, the Engineering Reviewer was not required to review this application.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic File Submittal

Electronic file requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.F, LDR, Martin County, Fla. (2016). Therefore, the Engineering Reviewer was not required to review this application.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

Development Review Staff Report

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Emergency Preparedness

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Martin County School Board

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities:

Potable water facilities

Service provider - Exempted

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Exempted

Source - Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings - Exempted

Source - Growth Management Department

Stormwater management facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings - Exempted

Source - Growth Management Department

Roads facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings - Exempted as not creating additional impacts to public services

Source - Growth Management Department

Reference - see Section P of this staff report

Development that does not create additional impact on public facilities includes:

A. Additions to nonresidential uses that do not create additional impact on public facilities;

- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

Exempted development will be treated as committed development for which the county assures concurrency.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #3:

Three (3) copies 24" x 36" of the approved plat.

Item #4:

A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

Item #5:

One (1) copy 24" x 36" of the approved final site plan.

Item #6:

One (1) copy of Tax Collector's paid property tax receipt.

Item #7:

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #8:

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in `India' ink or similar indelible ink to assure permanent legibility.

Item #9:

One (1) digital file copy of the plat in AutoCAD 2004 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item #10:

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #11:

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current cost estimate labeled Exhibit A and corresponding surety labeled as Exhibit B.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits associated with this Plat.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

| <i>Fee type:</i> | <i>Fee amount:</i> | <i>Fee payment:</i> | <i>Balance:</i> |
|----------------------------|--------------------|---------------------|-----------------|
| Application review fees: | \$13,600.00 | \$13,600.00 | \$0.00 |
| Advertising fees*: | TBD | | |
| Recording fees**: | TBD | | |
| Mandatory impact fees: | TBD | | |
| Non-mandatory impact fees: | TBD | | |

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant:

Olympus Development, LLC 9336
Equus Cir.
Boynton Beach, FL 33472

Agent:

Gunster
Robert S. Raynes, Jr., Esq.
800 SE Monterey Commons Blvd.
Stuart, FL 34996
772-288-1980

Development Review Staff Report

Engineer: Avid Group
Jorge Hernandez, PE
2300 Curlew Rd., Suite 201
Palm Harbor, FL 34683
727-789-9500

Y. Acronyms

ADA Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

FPRN Datasheet

Site Name Hobe Sound
 Site Code FLHO
 Receiver Type LEICA GR10
 Serial Number 1702042
 Firmware -
 Antenna Type LEIAR20 NONE
 Serial Number 16226017
 Satellite Systems G/R/-/-/



NAVD 88 Orthometric Height*

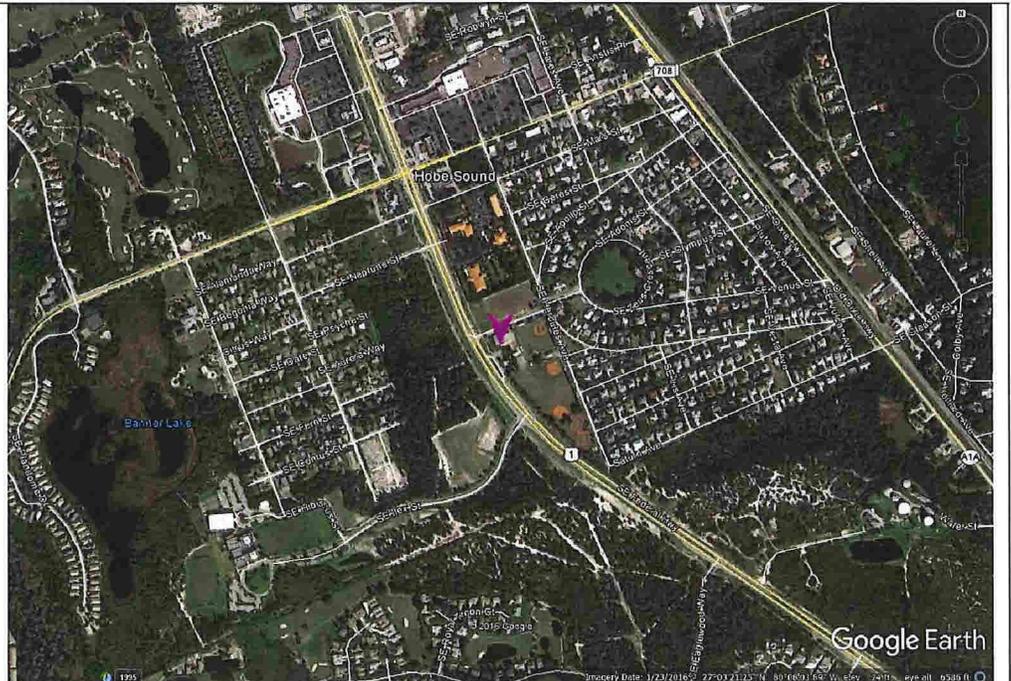
| Geoid 12B | Geoid Model | FPRNGD16B |
|-----------|-------------|-----------|
| 51.52 sFT | | 51.54 sFT |
| 15.703 M | | 15.708 M |

NAD 83 (2011) epoch 2010.000

| Geodetic Position | | State Plane Coordinates** | |
|-------------------------|----------------------|---------------------------|---------------------|
| Latitude | 27° 03' 21.25370" N | State Plane Zone | FL E |
| Longitude | 80° 08' 03.89148" W | N 990,460.93044 sFT | N 301,893.09538 M |
| Ellipsoid | -11.914 M | E 937,885.15083 sFT | E 285,867.96571 M |
| Geocentric Position** | | UTM Position** | |
| X 3,195,177.44976 sFT | X 973,892.03447 M | UTM Zone | 17 |
| Y -18,372,690.60594 sFT | Y -5,600,007.29670 M | N 10,455,973.20092 sFT | N 3,186,987.00562 M |
| Z 9,461,030.95618 sFT | Z 2,883,728.00290 M | E 1,135,446.90528 sFT | E 346,084.90890 M |

NAD 83 (2011) epoch 2018.000

| Geodetic Position*** | | State Plane Coordinates** | |
|-------------------------|----------------------|---------------------------|---------------------|
| Latitude | 27° 03' 21.25393" N | State Plane Zone | FL E |
| Longitude | 80° 08' 03.89186" W | N 990,460.95181 sFT | N 301,893.10190 M |
| Ellipsoid | -11.909 M | E 937,885.11632 sFT | E 285,867.95519 M |
| Geocentric Position** | | UTM Position** | |
| X 3,195,177.41673 sFT | X 973,892.02440 M | UTM Zone | 17 |
| Y -18,372,690.61653 sFT | Y -5,600,007.29993 M | N 9,819,278.52009 sFT | N 2,992,922.07877 M |
| Z 9,461,030.98288 sFT | Z 2,883,728.01104 M | E 1,922,038.99496 sFT | E 585,838.65734 M |



* NAVD 88 Orthometric Heights were calculated using Infinity software published by Leica Geosystems.

** Geocentric Positions, State Plane Coordinates, and UTM Positions were calculated using Infinity software published by Leica Geosystems.

*** NAD 83 (2011) epoch 2018.000 Geodetic Positions were calculated using Horizontal Time Dependent Positioning (HTDP) software published by National Geodetic Survey (NGS).

Mapcheck LOT 2A

Closure Summary

Precision, 1 part in: 257416.73'
Error distance: 0.01'
Error direction: N61°25'33"W
Area: 111362 Sq. Ft.
Square area: 111362
Perimeter: 1470.91'

Point of Beginning

Northing: 1007620.8420'
Easting: 928362.8774'

Side 1: Line

Direction: N47°16'31"E
Distance: 401.00'
Northing: 1007892.9112'
Easting: 928657.4607'

Side 2: Line

Direction: S42°43'29"E
Distance: 126.00'
Northing: 1007800.3488'
Easting: 928742.9488'

Side 3: Line

Direction: S47°16'31"W
Distance: 121.10'
Northing: 1007718.1853'
Easting: 928653.9861'

Side 4: Line

Direction: S42°42'53"E
Distance: 203.28'
Northing: 1007568.8273'
Easting: 928791.8808'

Side 5: Line

Direction: S52°10'40"W
Distance: 306.04'
Northing: 1007381.1594'
Easting: 928550.1345'

Side 6: Line

Direction: N42°42'53"W
Distance: 278.13'
Northing: 1007585.5128'
Easting: 928361.4654'

Side 7: Line

Direction: N2°16'49"E

Distance: 35.36'

Northing: 1007620.8448'

Easting: 928362.8723'

Mapcheck: LOT 2B

Closure Summary

Precision, 1 part in: 108078.35'
Error distance: 0.01'
Error direction: S3°14'54"W
Area: 65209 Sq. Ft.
Square area: 65209
Perimeter: 1151.71'

Point of Beginning

Northing: 1007892.9110'
Easting: 928657.4609'

Side 1: Line

Direction: N47°16'31"E
Distance: 186.46'
Northing: 1008019.4198'
Easting: 928794.4385'

Side 2: Line

Direction: S23°02'31"E
Distance: 243.28'
Northing: 1007795.5490'
Easting: 928889.6595'

Side 3: Curve

Curve direction: Clockwise
Radius: 160.00'
Arc length: 210.08'
Delta angle: 75°13'45"
Chord direction: S14°35'16"W
Chord distance: 195.31'
Northing: 1007606.5352'
Easting: 928840.4682'

Side 4: Line

Direction: S52°10'40"W
Distance: 61.51'
Easting: 928791.8804'
Northing: 1007568.8164'

Side 5: Line

Direction: N42°42'53"W
Distance: 203.28'
Northing: 1007718.1745'
Easting: 928653.9857'

Side 6: Line

Direction: N47°16'31"E
Distance: 121.10'
Northing: 1007800.3380'
Easting: 928742.9484'

Side 7: Line

Direction: N42°43'29"W
Distance: 126.00'
Northing: 1007892.9004'
Easting: 928657.4603'