



**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

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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,

A handwritten signature in blue ink, appearing to read "Joshua I. Long".

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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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

*Development Review Staff Report*

agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

**E. Location and site information**

Parcel number(s) and address:

343842091000000207

Unaddressed

Existing Zoning:

PUD-R (GC per PUD Zoning Agreement)

Future land use:

Low Density (Commercial General per PUD Zoning Agreement)

Nearest major road:

SE Constitution Blvd at SE Federal Hwy

Gross area of site:

4.06 acres

Pre-construction developed area:

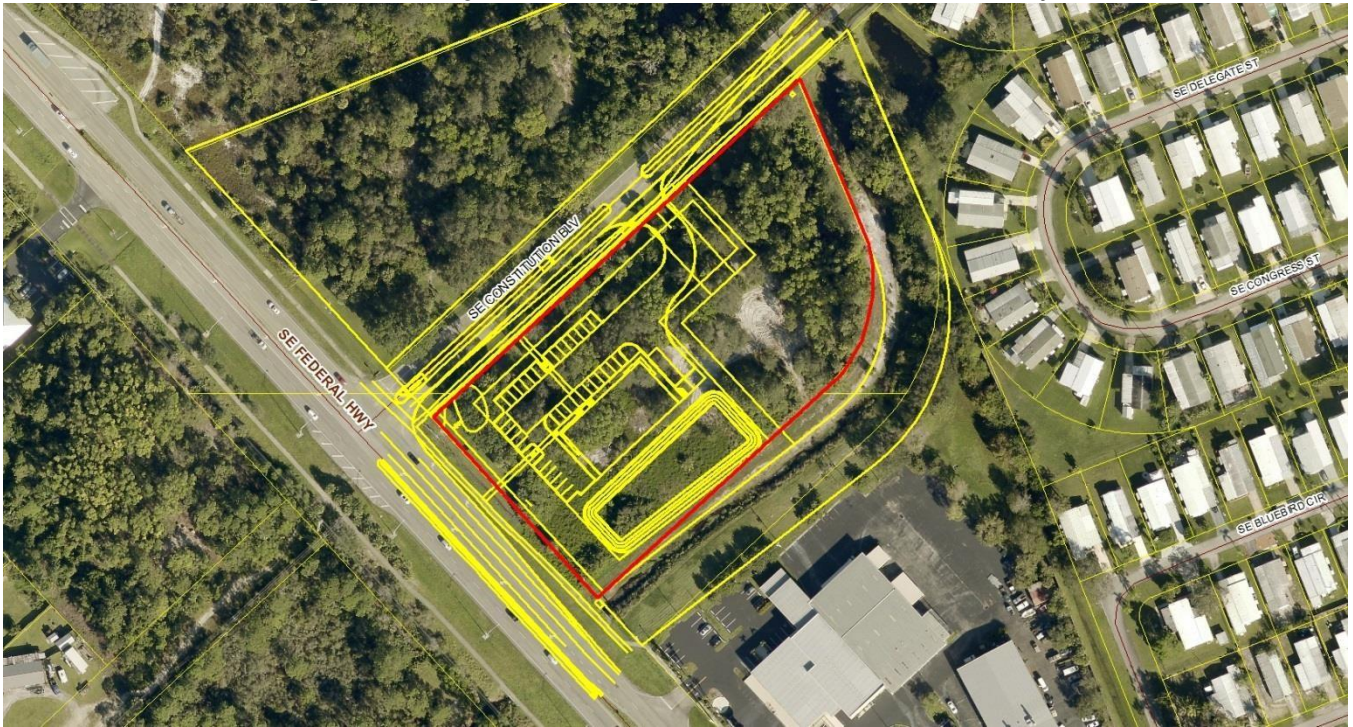
0

**Figure 1: Location Map**





**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 geodic 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:**



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



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\*

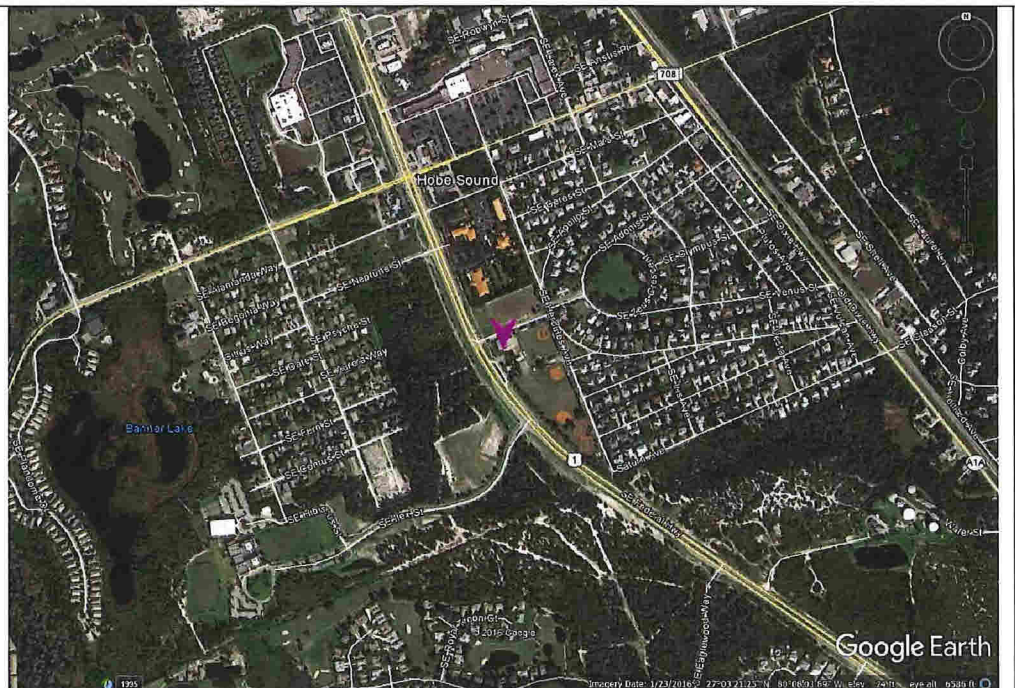
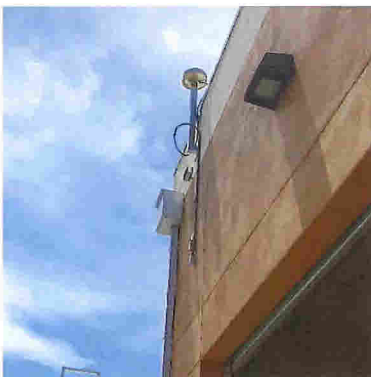
Geoid 12B	Geoid Model	FPRNGD16B
51.52 sFT		51.54 sFT
15.703 M		15.708 M

## 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'