

MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

With responses from all

A. Application Information

RIVER OAKS (F/K/A HOLMAN SUBDIVISION) PLAT

Applicant: River Oaks, LLC Property Owner: River Oaks, LLC

Agent for the Applicant: Betsy Lindsay, Inc., Elizabeth Lindsay

County Project Coordinator: Catherine Riiska, MS, PWS, Principal Planner

Growth Management Director: Nicki van Vonno, AICP

Project Number: M211-005

Record Number: DEV2019010017

Report Number: 2019_0308_M211-005_DRT_Staff_FINAL.docx

Application Received: 01/29/2019
Transmitted: 01/30/2019
Staff Report Issued: 03/08/2019
Joint Workshop: 03/14/2019

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B. Project description and analysis

This is a request by River Oaks, LLC, for approval of a plat, consistent with the approved final site plan of a residential, minor development consisting of twenty-one (21) lots on 14.9 acres resulting in a gross residential density of 1.41 units per acre. The subject site consists of two parcels located on SW Mapp Road approximately 750 feet north of SW Murphy Road, as shown in Section E, Figure 1.

The project consists of twenty-one (21) single family lots with supporting infrastructure conforming to the development standards for the current R-2B zoning district. Based upon the presence of wetlands and rare and unique upland habitat, the project includes preservation of the 2.48 acres of wetland and 4.7 acres of upland to include 3.1 acres of rare and unique upland. Access will be provided via SW Mapp Road and water and wastewater services will be provided via Martin County Utilities.

The River Oaks residential subdivision development was approved on June 1, 2018, via a Development Order as recorded in the Public Records of Martin County beginning on Book 3024, Page 161. The plat of this development shall be consistent with the approved final site plan and with the requirements of Division 21, Article 4, Land Development Regulations, Martin County, Fla. (2018).

C. Staff recommendation

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	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	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	N/A
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	N/A
P	Fire Prevention	Doug Killane	288-5633	N/A
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Judy Lamb	221-1396	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

In accordance with Section 10.5.A.2., Land Development Regulations (LDR), Martin County, Fla. (2016), this application for a Plat shall be considered by the Board of County Commissioners (BCC) at a public meeting.

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).

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.

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 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:

07-38-41-000-000-0005.0-80000 1404 SW Mapp Rd 07-38-41-000-000-0005.1-70000 1350 SW Mapp Rd

Existing Zoning: R-2B, Single Family Residential

Future land use: FLU-LDR, Future Land Use Low Density Res 5/Acre

Gross area of site: 649,063 square feet

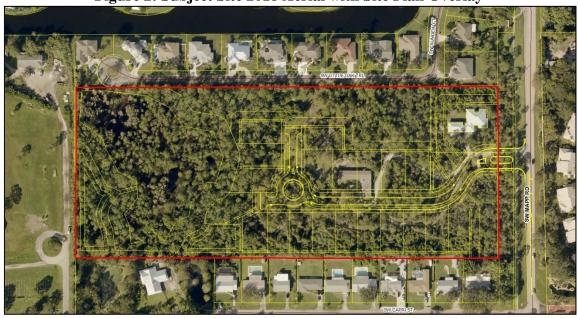
Residential development:

Single family units: 21





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:

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:

Legal Authorization

Please submit documentation that establishes the legal authority of Don R. Mancil, to represent the owner entity of River Oaks, LLC.

Response: Certificate of Authority is included with this resubmittal

Item #2:

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.

Response: A copy of the approved engineer's opinion of Probable Cost is included with this resubmittal

Item #3:

Contract for Completion of Required Infrastructure

A contract for completion of the required infrastructure improvements is required as part of this application.

Remedy/Suggestion/Clarification:

The contract submitted by the applicant is a separate private contract that does not satisfy this requirement on behalf of the County. Please utilize the County approved form, attached to this report as Exhibit 1. The contract must be entered into by the land owner/entity, which according to the submitted deed is River Oaks, LLC.

Response: The county form has been used and revised Contract is included with this submittal

Item #4:

Surety

Pursuant to Section 4.913., LDR, Martin County, Fla. (2002), before a plat shall be recorded in the public records all improvements and infrastructure required 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.

Remedy/Suggestion/Clarification:

The required security must run for the period stipulated in Section 4.913., LDR, and utilize the dates established by the approval of the final site plan, not the plat. It also must be entered into by the land owner/entity. Please submit a revised draft surety entered into by River Oaks LLC that utilizes the dates established for construction completion via the approved development order. For your reference, the

County approved form is attached to this report as Exhibit 2.

Response: The county form has been used and revised Security is included with this submittal

Item #5:

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.]

Remedy/Suggestion/Clarification:

Please submit proof that all taxes on the land have been paid. Alternatively, the applicant may commit to defer providing the required documentation to the post-approval submittal.

Response: Copy of paid tax receipt is included with this resubmittal

Item #6:

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:

Please label the drainage easement shown on the south of lots 1-10.

Response: The 20 drainage easement on the rear of lots 1 through 10 is labled 20'D.E.

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

Commercial Design

The proposed project 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

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Unresolved Issues:

Item #1:

Please revise the language in paragraph number 4 under the certificate of ownership and dedication language to reference both the wetland preserve tract and upland preserve tracts. Specifically in the last sentence.

Response: The language on paragraph number 4 has been revised.

Landscape

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 21 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

Unresolved Issues:

Item #1:

The first page of the plat must contain:

- 1. A five- (5) inch line in the upper right-hand corner for the parcel control number;
- 2. A vicinity sketch showing the subdivision in reference to major roads and adjoining properties.

For plats with multiple pages:

- 1. Provide a key map indicating the total number of pages and the relationship of all sheets;
- 2. Number each sheet in the right-hand corner as 'sheet _ of _';
- 3. Provide matchlines;
- 4. Include the surveyor notes and legend on all sheets;
- 5. An arrow indicating true North is to be shown on each sheet.

[Ch 177.091.(3) and (6), Prt 1, F. S., Sec. 4.912.C.4, M.C. Code Vol 2]

Remedy/Suggestion/Clarification:

Provide A five- (5) inch line in the upper right-hand corner for the parcel control number.

Response: a 5 inch line was added to the cover page.

Item #2:

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:

Remove all symbols and abbreviations from the legend that are not used on the Plat.

Response: non applicable abbreviations have been removed.

Item #3:

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;
- 3. Be scaled not smaller than 1 inch = 100 feet;
- 4. 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:

All text needs to be a minimum of 0.10 inches in height.

Response: some of the text was scaled to meet the 0.10 inches.

Item #4:

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:

Provide State Coordinates on a minimum of two PRMs.

Response: state plane coordinates have been labeled on two PRMs

Item #5:

The plat must show the following: 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. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

Remedy/Suggestion/Clarification:

Label PRMs and PCPs.

Response: PRMs and PCPs have been illustrated

Item #6:

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

Remedy/Suggestion/Clarification:

- 1. Fix County Approval Signature Line: Dates
- 2. Add "DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY" to the STREET AND ROADWAY DEDICATION.

Item #7:

Corners requiring certification must be filed in accordance with Ch 177, Prt III, F. S., for public land corners identified, recovered, re-established, re-monumented, restored or used as controls in the preparation of the plat. The original certified corner record must be submitted to the Florida Department of Environmental Protection (FDEP), Bureau of Surveying and Mapping, and shall be provided to the county surveyor and mapper in the plat application.

Each certified corner must indicate the State Plane Coordinate value of the corner, based upon the geodetic tie-in requirement of this section.

Upon approval of the certified corner record by FDEP, the certificate number of the public land corner shall be shown on the plat prior to recordation. [Sec. 4.912.C.18, M. C. Code Vol 2]

Remedy/Suggestion/Clarification:

Label Certified Corner Record for N. 1/4 Corner of Section 7.

Response: The certified corner record information was added.

Item #8:

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land. [Ch 177.091.(11), Prt 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

Remedy/Suggestion/Clarification:

Provide a copy of the title commitment referenced on the Boundary Survey.

Response: A copy of the title commitment is included with this response.

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:

Provide, on plat sheets, the full width and all supporting information of record substantiating the right-of-way of S.W. Mapp Road.

Response: The recording information has been labled.

Item #10:

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

Response: The closure report is included with this submittal. The PRM Field inspection request is included with this submittal.

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

Response: The recording

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 Page 8 of 13

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

Addressing

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)

Electronic Files

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)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Unresolved Issues:

Item #1:

The plat does not provide easements or dedications for the utilities to be maintained by Martin County Utilities over the entire gravity sewer line. The applicant must show utility easements on the plat. The applicant must also include dedications for the easements on the plat documents. These changes must be made to the plat prior to final plat approval.

Wellfield and Groundwater Protection

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)

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 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 are met:

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:

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

Item #6:

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 #7:

One (1) digital file copy of the plat in AutoCAD 2010-2017 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 #8:

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 #9:

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 required in conjunction with this plat application.

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:

Fee type:Fee amount:Fee payment:Balance: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: River Oaks, LLC

Don R. Mancil

8530 SW Jayme Way Palm City, FL 34990

772-800-2453

Agent: Betsy Lindsay, Inc.

Elizabeth A. Lindsay 7997 SW Jack James Dr

Stuart, FL 34997 772-286-5753

blindsay@betsylinday.com

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

CERTIFICATE OF AUTHORITY OF MANAGERS TO ACT ON BEHALF OF RIVER OAKS, LLC

The undersigned, as all of the members of River Oaks, LLC, a Florida limited liability company (the "Company"), hereby certify that:

- The Company is a duly formed, validly existing limited liability company in good 01. standing under the laws of the State of Florida.
- The Company is a manager managed limited liability company. 02.
- As shown on the records of the Division of Corporations of the office of Secretary 03. of State of the State of Florida as shown on the attached Exhibit 1, the managers of the Company are Don R. Mancil and Paul D. Filipe.
- The minutes of the Company reflect that the managers of the Company are Don R. 04. Mancil and Paul D. Filipe.
- The Operating Agreement of the Company provides in part as follows: 05.
 - Decisions of Managers. When there is more than one Manager, any Manager may take any action permitted to be taken by the Managers, unless the approval of more than one Manager is required by this Agreement, by the Act, or by other applicable law.
- There are no provisions in the Operating Agreement or law which prevents either of 06. the managers, Don R. Mancil or Paul D. Filipe, from individually representing the Company in the processing of the plat of River Oaks (F/K/A Holman Subdivision) under Martin County, Florida Project Number M211-005.

The undersigned have executed this Certificate on the date(s) set forth below.

River Oaks, LLC, a Florida limited liability company by all of its members

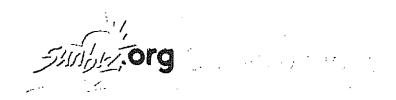
Don R. Mancil March /8 , 2019

March 18, 2019

F:\E\REAL-EST\RIVER OAKS\19-109\CERTIFICATE OF AUTHORITY OF MANAGERS TO ACT ON BEHALF OF THE COMPANY-01

Florida Department of State

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company RIVER OAKS LLC

Filing Information

Document Number

L18000176684

FEI/EIN Number

37-1906906

Date Filed

07/23/2018

State

FL

Status

ACTIVE

Principal Address

4016 SW MOORE STREET PALM CITY, FL 34990

Mailing Address

8530 SW JAYME WAY PALM CITY, FL 34990

Changed: 11/28/2018

Registered Agent Name & Address

FILIPE, LEHR 4016 SW MOORE STREET PALM CITY, FL 34990

Authorized Person(s) Detail

Name & Address

Title MGR

FILIPE, PAUL 4016 SW MOORE STREET PALM CITY, FL 34990

Exhibit 1
page 142

Title MGR

MANCIL, DON R 5181 SUNSHINE FARMS WAY PALM CITY, FL 34990

Annual Reports

No Annual Reports Filed

Document Images

07/23/2018 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations

Exhibit 1 pcgr2y2

Martin County Engineering Department, Surveying & Mapping Division



Subdivision Plat Review Field Inspection Request

Attention: Michael O'Brien, County Surveyor

Please complete the top portion of this form and e-mail michaelo@martin.fl.us. Or fax (772) 288-5955 this form must be completed before the final Mylar or Bond Release is approved by the county Surveyor for recording.

Date:	_4/19/19		Subdiv	ision No.:	_M211-005
Surveyor: _l Company: _l		_		Subdivision Name: Fax Number:	RIVER OAKS
PLEASE CHEC	Purpose	of Inspection: Final Plat Applica Bond Application Other – (I.E. Re-i	S	on?)	
	F x	Permanent Contro Permanent Refer Lot and Tract corn	ence M	have been set onuments have bee e been set and flag	
Request County survey crew inspects the above mentioned site anytime after: (Field crews will not check corners that have not been flagged.)					
	Date: _4/	/19/19		Time: _5:00	_
-				Field Date: _	
Field Inspection (If required)					Date:
Results:					

Martin County, Engineering Department, 2401 S.E. Monterey Road, Stuart, Florida 34996

HON. RUTH PIETRUSZEWSKI

MARGIN COUNTY

REAL ESTATE

Advalorem Taxes

ACCOUNT NUMBER: 7-38-41-000-000-	-00050.B0000	2018		TAX	DISTRICT: 5005	
ASSESSED VALUE: 277,989	EXEMPT	IONS: * NONE	*	TAK	ABLE VALUE:	277,989
TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED	EXEMPTION	is taxable	TAXES
COUNTY-GENERAL FUND-OP	772-288-5504	6.5971	277,989	0	277,989	1,833.92
SCHOOL-GENERAL FUND	772-219-1200	4.1140	573,440	0	573,440	2,359.13
SCHOOL - DISCRETIONARY	772-219-1200	.7480	573,440	0	573,440	428.93
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	573,440	Ð	573,440	860.16
SCHOOL ADDINL VOTER MIL	772-219-1200	.5000	573,440	0	573,440	286.72
CHILDRENS SERVICES ORDNCS	772-280-5758	.3618	277,989	0	277,989	100.58
FL-INLAND NAVIGATION DIST	561-627-3386	.0320	277,989	0	277,989	8.90
DISTRICT FIVE MSTU	772-280-5504	.0625	277,989	0	277,989	17.37
MSTU FIRE RESCUE UNINCORP	772-288-5504	2.6319	277,989	0	277,989	731.64
MSTU-PARKS & RECREATION	772-288-5504	.1615	277,989	0	277,989	44.90
MSTU UNINCORP STORMW/ROAD	772-288-5504	.5679	277,989	0	277,989	157.87
SOUTH FLORIDA WATER MANAGEMENT	561-606-8000	.2936	277,989	0	277,989	81.62
		COUNTY A	SSESSED:	277,989 S	CHOOL ASSESSED:	573,440
EXEMPTION: NONE						
		Non-Adtra L	orem Taves			

LEVYING AUTHORITY SANITATION/TRASH

772-221-1442

2018

PURPOSE RATES/BASIS

AMOUNT 309.10

NON AD VALOREM ASSESSMENTS: 309.10 7,220.84

NON AD VALOREM ASSESSMENTS:

COMBINED TAXES & ASSESSMENTS TOTAL:

07 38 41

N1/2 OF NE1/4 OF NW1/4 (LESS R/W
, N 160' & LESS: BEG 2' S OF SE

COR LOT 11 OAK RIDGE PL 1, CONT
S 198', W 200', N 198' & E 200'
TO POB) TO FOB)

1404 SW MAPP RD R

7-38-41-000-000-00050.80000 RIVER OAKS LLC

PO BOX 1833

PALM CITY, FL 34991

JAN 1-JAN 31 FEB 1-FEB 28 MAR 1-MAR 31
7,076.42 7,148.63 7,220.84 7,076.42

DELINQUENT ON APRIL 1, 2019

HON. RUTH PIETRUSZEWSKI

REAL ESTATE

MARTIN COUNTY

JAN 1-JAN 31 FEB 1-FEB 28 MAR 1-MAR 31	DELINQUENT ON
7,076.42 7,148.63 7,220.84	APRIL 1, 2019
EX-TYPE ESCROW MILLAGE TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
5005	

VALUES AND EXEMPTIONS TAXES COUNTY ASMT 277,989 WASTE

,911.74 HON. RUTH PIETRUSZEWSKI 309.10 3485 SE WILLOUGHBY BLVD 6,911.74 7,220.84 STUART, FL 34994

07 38 41 N1/2 OF NE1/4 OF NW1/4 (LESS R/W , N 160' & LESS: BEG 2' S OF SE COR LOT 11 OAK RIDGE PL 1, CONT S 198', W 200', N 198' & E 200' TO POB)

7-38-41-000-000-00050.80000 RIVER OAKS LLC PO BOX 1833 PALM CITY, FL 34991

TOTAL

RECEIPT OF PAYMENT RLITH PIETRLISZEWSKI 3470 1 05 03/21/2019 NORMAL 1 PA 2012 7-38-41-000-000-00050.20000 801 2018 0002134.0002 \$7.220.84 RIVER DAKE LLC