

March 26, 2020

Mr. Matthew Stahley, Senior Planner  
Growth Management Department  
2401 SE Monterey Road,  
Stuart, FL 34996

**RE: Project Number: M190-006**

Dear Mr. Stahley:

I have received the Martin County Staff Report with the Hobe Sound Retail Subdivision review comments. The comments have been addressed as follows:

**Section G**

**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.

**Remedy/Suggestion/Clarification:** Please submit the approved EOPC signed by the County Engineer.

**Document included**

**Item #2:** 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 requires the approved Engineer's Opinion of Probable Cost to be attached as Exhibit A to the contract. Please revise this draft document to include this exhibit.

**Document included**

**Item #3:** 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.

**The document showing the payment of the 2019 taxes is included.**

**Item #4:** Sign Posting Not more than ten days after a development application has been determined to be complete, the applicant shall post the property that is the subject of the application with a waterproof sign(s) entitled "Notice of Development Application" or "Notice of Zoning Change" as appropriate which describes the nature of the development request, the name of the project (if any),

the telephone number where additional information may be obtained, and the County assigned project or application number.

**Remedy/Suggestion/Clarification:** Please submit the notarized certification for posting of the development sign for the plat application pursuant to MARTIN COUNTY, FLA., LDR, § 10.6.B.

The notarized certification letter is included.

## **Section J:**

### **Item#1: Plats with Preserve Areas**

Please revise the label "Lot 3 Upland Preserve" to "Upland Preserve Tract"

A plat that contains preserve areas must make reference to the approved preserve area management plan (PAMP). As a result, staff recommends adding the following language to the plat:

"The upland preserve tract as shown on this plat of 'Hobe Sound Retail Subdivision' is hereby dedicated to Hobe Sound Retain Subdivision Property Association and is further declared to be a private preservation area, which shall be conveyed by deed to the association in accordance with the Preserve Area Management Plan (PAMP) approved by Martin County, no construction in, or alteration or destruction of, the parcel shall occur except as specified within the approved PAMP, Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for any private drainage tracts designated as such on this plat."

The parcel name is changed and dedication language has been revised.

## **Section L:**

### **Item #1:**

A boundary survey, signed and sealed by the surveyor and mapper whose signatures and seals appear on the plat, must be submitted. The survey shall:

1. Have been completed within 180 days of the date of the initial staff review of the plat;
2. Be certified to meet the minimum technical standards recognized by Florida Board of Professional Land Surveyors, as set forth in Chapter [DOACS 5J-17.050, 051, 052 and Chapter 177.041 061] and established pursuant to Ch 472, F. S., as amended.
3. Include a title opinion of an attorney or certification by an abstractor [Ch 177.041.(1) and (2), F. S.] A specific purpose survey may be submitted in the circumstance in which a safe upland line is used to approximate the boundary adjacent to a navigable water body. [Ch. 177.04, Prt I, F. S.; Sec. 4.912.C.14, M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:** Title Commitment referenced on ALTA/NSPS Land Title Survey does not match Plat Property Information Report provided. Revise Survey to reflect Plat Property Information Report and label Fence Encroachment Easement by and between Donald T. Randall, Grantor and Carl F. Davino and Barbara P. Davino, Grantee, recorded in Official Records Book 1864, Page 1779.



The Boundary Survey has been revised to reflect the Plat Property Information Report. The requested Easement geometry is shown and annotated.

**Item #2:** Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

**Remedy/Suggestion/Clarification:** 1. Change Clerk's recording Certificate Date to 2020;  
2. Certificate of Ownership and Dedication language and Mortgagee's Consent to Plat language is inconsistent with Resolution No. 02-6.1;  
3. Include Public Flow-through Drainage Easement or provide an Engineer's opinion that it is not required.

The Clerk's date is changed to 2020.

The Dedication language was revised per comment J-1 and the Public Flow-Through Drainage Easement language has been added. The Mortgagee's language has been revised.

**Item #3:** 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:** Label recording information for SE Lares Avenue shown on the plat.

The right of way information label has been added.

**Item #4:** The location and width of proposed easements and existing easements identified in the title opinion or certification are to be shown on the plat or in the notes or legend, and their intended use clearly stated. If the easements are not coincident with the property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way. (Ch 177.091.(16), Prt I, F. S.)

**Remedy/Suggestion/Clarification:** Show Fence Encroachment Easement by and between Donald T. Randall, Grantor and Carl F. Davino and Barbara P. Davino, Grantee, recorded in Official Records Book 1864, Page 1779.

The easement geometry is shown, annotated and labeled on the Boundary Survey and on the Plat.

**Item #5:** The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:** 1. Cross access and Parking easements are not consistent with the Site Plan;  
2. Area of Lots 1, 2 and 3 not shown on the Plat.



The Cross Access & Parking Easements are shown per the recorded document. The area in square footage and acres is shown.

**Item #6:** 1. Remove label for underlying Lot 89 on Lots 1, 2 and 3;  
2. Remove Surveyor's Note 4. There are no elevations shown.

The Lot 89 label is removed. The elevation note is removed.

**Item #7:** Provide a P.R.M. and Lot Corner Field Inspection request prior to recordation.

The PRMS and lot corners have been set and the Inspection Request document is included.

Sincerely,



Eric M. Presnell, PSM  
Basepoint Surveying Inc.

