



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

HOBE SOUND VILLAGE DUPLEXES MINOR FINAL SITE PLAN

Applicant/Property Owner	Palm Beach Capital Consultants, LLC, Matt Basaraba
Agent for the Applicant:	HJA Design Studio, LLC, Erika Beitler
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	H094-012
Record Number:	DEV2023070005
Report Number:	2024_0625_H094-012_Staff_Report_Final
Application Received:	08/04/2023
Transmitted:	08/08/2023
Date of Report:	01/04/2024
Application Received:	05/29/2024
Transmitted:	06/03/2024
Date of Report:	06/25/2024

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

B. Project description and analysis

This is a request by HJA Design Studio, LLC on behalf of Palm Beach Capital Consultants, LLC for minor final site plan approval to develop eight duplex buildings that will consist of sixteen single-family units on an approximately 2.15-acre undeveloped site located south of SE Mars Street, north of SE Neptune Street, approximately 260 feet west of SE Federal Highway, in Hobe Sound. The property is in the multifamily subdistrict of the Hobe Sound CRA. Included in this request is a Certificate of Public Facilities Reservation.

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	John Sinnott	320-3047	Non-Comply
F	ARDP	John Sinnott	320-3047	Comply
G	Development Review	John Sinnott	320-3047	Non-Comply
H	Urban Design	John Sinnott	320-3047	N/A
H	Community Redevelopment	Jana Cox	288-5461	Comply
I	Property Management	Ellen MacArthur	221-1334	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Kaitlyn Sullivan	288-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	Kim McLaughlin	546-6259	Non-Comply
O	Wellfields	Jorge Vazquez	221-1448	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Kaitlyn Sullivan	288-5920	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-1200	Comply
S	County Attorney	Elysse Elder	288-5925	Non-Comply
T	Adequate Public Facilities	John Sinnott	320-3056	Pending

D. Review Board action

This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), 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: 34-38-42-000-195-00080-2
Existing Zoning: Hobe Sound Redevelopment Zoning District
Future land use: CRA Neighborhood
Total Site Area: 2.15-acre

Figure 1
Property Location Map



Figure 2

Zoning Map

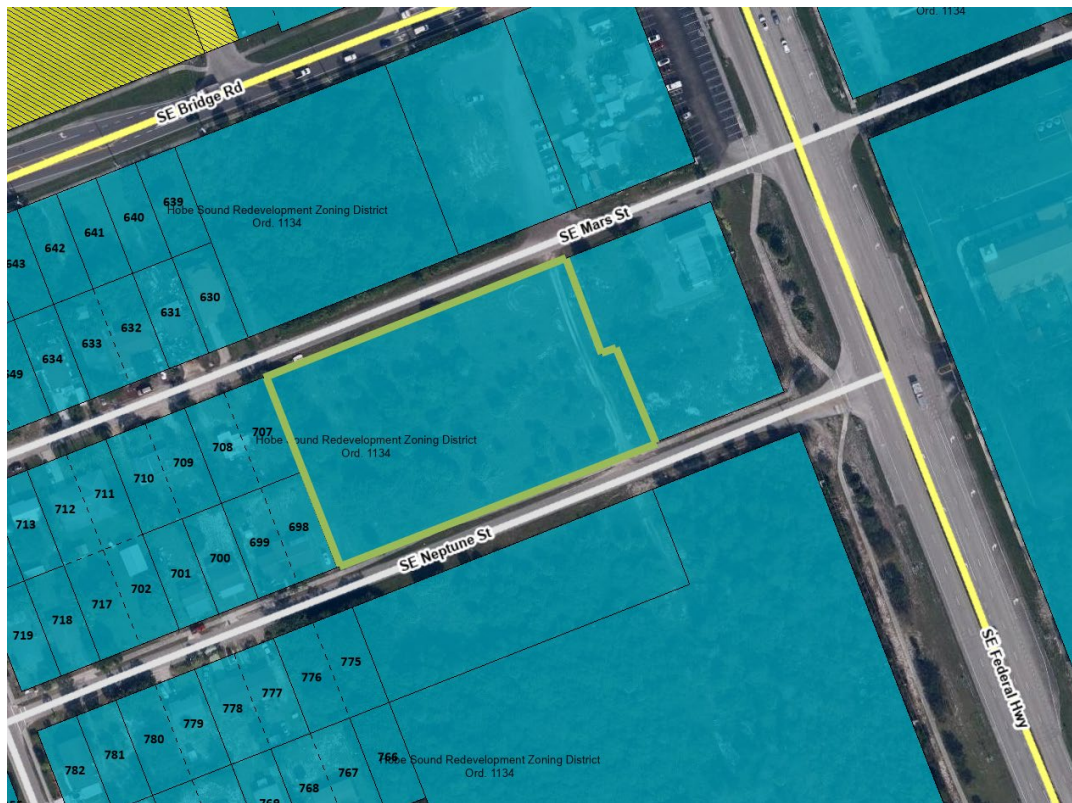
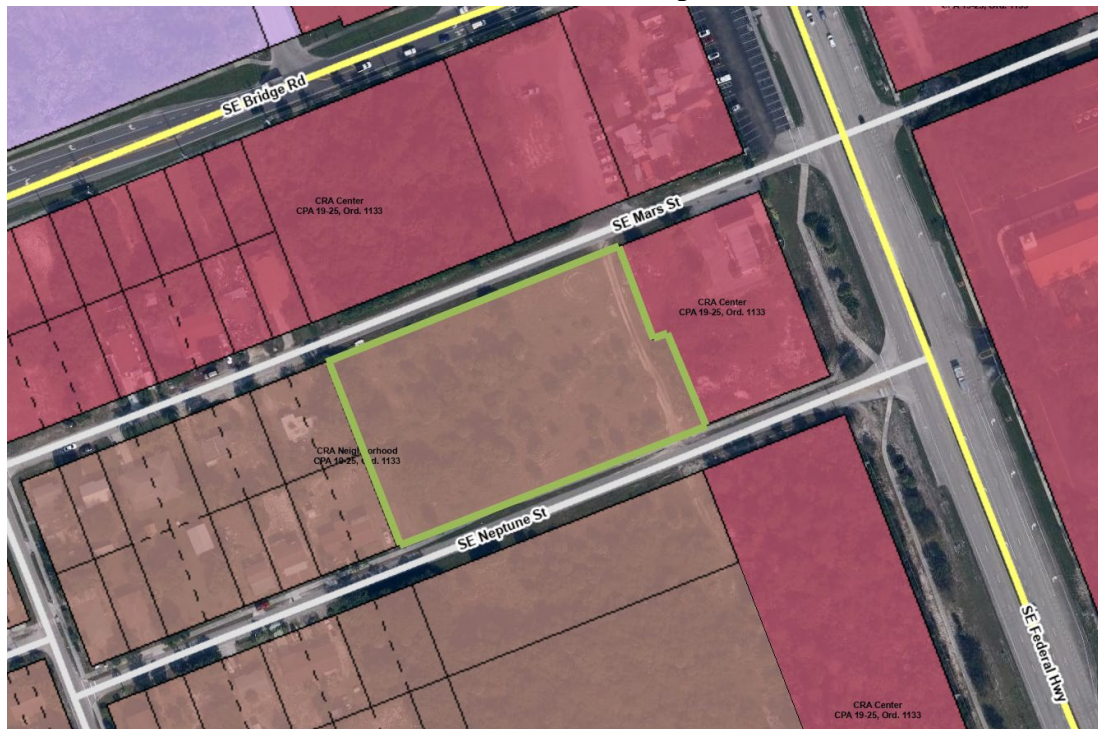


Figure 3
CRA Subdistrict



Figure 4
Future Land Use Map



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

Unresolved Issues:

Item #1:

General Compliance

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. (2019).

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

Unresolved Issues:

Item #1:

General

1. The boundary survey legal description and the legal description on the warranty deed do not reference the 50-foot ingress-egress easement as being on the subject site. The legal description provided with the unity of title and the site plan legal description should not reference the 50-foot easement. The site plan legal description should use the degree symbol, not asterisks. The legal description on the first sheet of the construction plans should only be for the subject 2.15-acre site.

Item #2:

Site Plan Data

1. In the alternative compliance requests section of the table, please also reference Section 12.1.04.9 (raised fill outside building footprint), Section 12.1.04.10 (elevation of first floor 21”), and Section 3.16.B (HVAC setback).
2. Please update the range of proposed front build-to-zone on the SP-1 and SP-2 data tables to 11’- 21’.
3. Sheet A3.1 of the architectural plans shows two mean roof heights: 27’ 2 ½” and 27’ 9 ½”. Please clarify and update the proposed building height on the site plan if necessary.
4. The frontage type row can be removed. No frontage type is required in the multifamily subdistrict.

Lot Typical Data:

5. Please add the building footprint of the roofed area for each unit type on the lot typical detail. Please clarify how the building coverage is being calculated. Roofed balconies/patios/entries need to be included in building coverage calculation.
6. Provided lot area calculations are inaccurate. Unit A Lot Area = 39’ lot width x 120’ lot depth = 4,680 square feet. Unit B Lot Area = 41’ lot width x 120’ lot depth = 4,920 square feet. Please update on SP-1 and SP-2.
7. The minimum lot open space in the lot typical data on SP-2 should be expressed as a percentage. The 903 square foot minimum open space stated is not consistent with the total lot open space of 16,938 square feet (903 square feet x 16 lots = 14,448 square feet). Update lot open space in the open space and pervious area tables on SP-1 if necessary.
8. Please add the following text to SP-2, lot typical data note #4: “HVAC pads will be staggered to maintain at least a 6’ separation between adjacent HVAC/equipment pads on adjacent lot.” Update the alternative compliance request narrative accordingly. The proposal is seeking alternative compliance from Section 3.16.B.h: Heating, ventilation and air-conditioning equipment, whether ground-mounted, wall-mounted, window-mounted or cantilevered from a building, may extend into the required setback area by up to 50 percent, but in no case less than three feet from a property line.
9. Provided building coverage of 50% on Unit B Lot appears to be inaccurate based on Unit B Lot area of 4,920 square feet.

Item #3:

Site Graphics

1. The code section in general note #8 needs to be updated to Sections 12.1.11 and 12.5.11.
2. Please provide a detail for the 6’ privacy wall.
3. General note #20 on SP-1 and lot typical note #3 on SP-2 should be removed since alternative compliance is being requested for this provision.
4. Please clarify the ground treatment of the accessway to the lift station (i.e., sod, stabilized dirt, gravel). If this area will be a stabilized dirt/gravel driveway, it should not be counted towards the open space requirement.
5. Proposed light poles exceed maximum height. General note #17 does not appear to be accurate based on dimensions shown on light pole typical detail. Lighting fixtures shall be a maximum of 20 feet in height within non-vehicular pedestrian areas. Please update site plan detail accordingly.

6. The 10' wide easements over the side lot swales can be called "drainage easements" rather than "drainage, access & maintenance." Please update the site plan and construction plans accordingly. The easements over the drainage pipes on the east and west sides of the site can remain "drainage, access & maintenance."
7. The west property wall and fence typical detail on SP-2 depicts a retaining wall topped with an aluminum handrail adjacent to the west property line. Please clarify the overall height at the top of the handrail, as measured from the adjacent natural grade (at base of retaining wall). Fences and walls shall not exceed 72 inches in rear yards and in side yards that are behind or in line with the building's front façade. Additionally, the aluminum fence can only be 4' in overall height in the section between the front of the building and the street and must end 12" before the sidewalk along SE Neptune.
8. For the adjoining properties' information, update "zoning" to "regulating plan." The text on the west-adjoining property is cut off.
9. Please correct the north arrow.

Item #4:

Architectural

1. Sheet A3.1 of the architectural plans shows two mean roof heights: 27' 2 ½" and 27' 9 ½". Please clarify.

Item #5

Landscape

1. *Improvements To Existing Streets.* The planting of new shade trees shall be required for project approval and shall be coordinated with existing or future CRA and County streetscape improvements.
 - a. Please explore options to provide shade trees along Mars and Neptune.

Item #6

Plan Consistency

1. Remove setbacks from construction plans cover page.
2. The FFE of Units 2A/B and 3A/B differ between the site plan and construction plans. The plans should state "Min." FFE.

Additional Information:

Information #1

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Community Redevelopment Area

Findings of Compliance:

Staff has reviewed this application and finds it in compliance as detailed within this report

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

Unresolved Issues:

It has been determined that the Applicant is required to provide a 10' Drainage, Access and Maintenance Easement over proposed pipe between 2 streets (North and East side) and over the 6' sidewalk. A 10' Drainage and Maintenance Easement is required over the pipe running north on the west side of the property. The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant did not provide a Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant did not provide a boundary survey prepared with the benefit of a Title Commitment. The applicant did provide sketch and legal descriptions for the easements. After review by the County Surveying Division, revisions are required. These mark-ups are attached to the staff report.

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. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

Landscape

Finding 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 12, Division 5 – Section 12.5.09 – Hobe Sound Community Redevelopment Area. [2022]. The applicant has proposed construction of a subdivision consisting of 8 duplexes.

The applicant has submitted landscape plans that provide for planting 51 trees to document compliance with Section 12.5.09 (4)., Land Development Regulations, Martin County, Fla. (2004). Pursuant to this regulation a minimum of 1 tree shall be established for each 3000 sq. ft. of the total development area. The total site is 93,805 sq. ft. which requires the planting of 31 trees.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

CRA's are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Unresolved Issues:

Division 8: Excavating, Filling, and Mining

1. As previously stated, revise the Construction Plans to provide the details for the proposed swale, including incremental distances and grades. The swale also appears to be missing a 1-foot flat bottom. Revise (4.347.A.5).

Division 9: Stormwater Management

1. Informational: Due to the extent of the requested revisions and additional documentation required, the stormwater management report will be further evaluated once the requested revisions have been made. This includes, but is not limited to, the stormwater calculations, the evaluation of the water quality calculations and the minimum design elevations (finished floor, perimeter berm, and pavement).
2. The pre-development rate in the stormwater management report is significantly higher than historical discharge rates in Martin County (typically around 0.20-0.30 cfs/acre) and permitted projects in the vicinity. Revise accordingly.
3. The rainfall intensity being utilized in the modeling is inconsistent with the SFWMD ERP Manual for the 25-year, 3-day storm event (12.7-inches was utilized instead of 13-inches). Links to the digital maps can be provided upon request. [LDR Section 4.385.D]
4. Revise ICPR modeling to include full inputs including basin information, control structure information, and time stage runs.
5. It is unclear how the wet season water table was determined. The Geotechnical Report provided included soil borings performed outside of the wet season.

6. The use of percolation is not permitted for stormwater modeling that establishes max/design stages for flood protection (finished floor, berm, and pavement elevations).
7. As previously stated, provide a water quality calculation that provides for 3-inches of rainfall over the impervious area. Water quality volume required for dry detention shall be increased by a factor of 1.25. [LDR 4.385.F.4]
8. ICPR modeling for the 100-year, 3-day zero discharge storm event was not provided. Provide supporting documentation for the max stage shown in the narrative.
9. Provide recovery analysis that demonstrates that the system recovers half of the water quality treatment volume between 24 hours and five days and 90-percent of entire volume in 12 days from cessation of the storm event [LDR Section 4.385.F.4]
10. It is unclear if the proposed driveways are inverted or how the roadside swales will maintain conveyance.

Division 19: Roadway Design

1. As previously stated, provide proposed sidewalk slopes demonstrating a 2% cross slope and 5% running slope are not exceeded.
2. Informational: In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martincounty-services/right-way-use-permit-application>.

Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, Stormwater Report

1. Provide a preliminary plat for review. As previously stated, the configuration of the individual lots/tracts/easements is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed lot/tract/easement lines within the boundary of the Final Site Plan. This shall be shown on the Final Site Plan and the Horizontal Control Sheet of the Construction Plans. Each lot/tract shall be clearly delineated and labeled.
2. Provide overall boundary annotations on the Final Site Plan. Annotations were not provided along SE Mars Street and SE Neptune Street on the Final Site Plan.
3. As previously requested, provide a 10-foot easement over all side lot swales. In some areas the easement limits are not clearly depicted.
4. Remove the 14-foot easements shown within the right-of-way for SE Neptune Street and SE Mars Street.

5. The required 10-foot drainage, maintenance, and access easements along the east side of the parcel (over the proposed stormwater conveyance pipe) is not shown on the Final Site Plan or Construction Plans.

Development Order Conditions:

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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. (2023).

Electronic File Submittal

Findings of Compliance:

Both AutoCAD dwg file of the site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU)

Unresolved Issues:

1. Comments and markups have been provided to the engineer of record.

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

Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Please provide an additional fire hydrant on Neptune St.

Emergency Preparedness

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Unresolved Issues:

1. As previously stated, provide proposed sidewalk slopes demonstrating a 2% cross slope and 5% running slope are not exceeded.

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

Martin County School Board

[Rest of Page Intentionally Left Blank]

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA*Facilities Department*

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131

**Martin County School District General School Capacity Analysis**

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: Palm Beach Capital Consultant, LLC. – Matt Basaraba
Project Name: Hobe Sound Duplex H094-012
Parcel # - PCN: 34-38-42-000-195-00080-2
Date: 09/07/2023
Request: Request for a General School Capacity Analysis for Hobe Sound Duplex H094-012, 16-unit community on 2.14 acres over a 2 year period, located on SE Federal Hwy. & SE Neptune St.

Student Generation Calculation:

Residential Units (2 yrs.)	16
Current Student Generation Rate	.1987
Elementary 61%	2
Middle 22%	1
High 17%	1
Total Forecasted Students	4

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone –Hobe Sound Elementary School	466	439	828
South Zone –Murray Middle School	616	608	1202
South Zone – South Fork High School	1766	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department

Martin County School District

1939 SE Federal Highway

Stuart, Florida 34994

Ph. 772.219.1200 Ext 30131

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 contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider – South Martin Regional Utilities

Findings – Pending Evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – South Martin Regional Utilities

Findings – Pending Evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. 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.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	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.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item	Description	Requirement
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Building Elevations	One (1) 24" x 36" paper copy of the approved building elevations.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Opinion of Probable Cost	Two (2) originals of the Engineer's Opinion of Probable Cost, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Evidence of Easements	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Engineer's Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
14.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to Martin County prior to scheduling the pre-construction meeting.

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:	\$8,750.00	\$8,750.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***	TBD		

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

** Recording fees will be identified after the post approval package has been submitted.

*** Impact fees to be paid at time of building permit issuance.

X. General application information

Applicant/Owner: Palm Beach Capital Consultants, LLC
9508 Windy Ridge Rd.
Windermere, FL 34786

Agent: HJA Design Studio, LLC
50 SE Ocean Blvd., Suite 101
Stuart, FL 34994

Engineer of Record: Alliant Engineering, Inc.,
Joe Schofield
10475 Fortune Parkway, Ste 101
Jacksonville, FL, 32256
904-256-4866, jschofield@alliant-inc.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

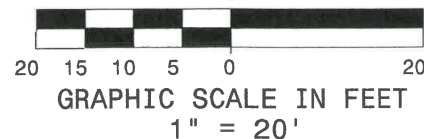
Z. Attachments

Attachment I – Sketch and Legal Redlines

PLEASE SEE COMMENT NOTATIONS.

REVIEWED BY: JET MARTEL, S.I.T.
(772)-288-5418 • jmartel@martin.fl.us

SKETCH OF LEGAL EXHIBIT "B" (THIS IS NOT A SURVEY)



LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

GOMEZ GRANT & JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

~~UNPLATTED~~

LABEL LEGAL
DESCRIPTION CALL

POC
SE CORNER LOT 698
BLOCK 31
OLYMPIA PLAT NO.4

LOT 698 BLOCK 31
OLYMPIA PLAT NO.4
PLAT BOOK 2, PAGE 45

POB

N68°12'16"E 393.58'

ADD ROW WIDTH
& RECORDED
INFORMATION

REVISE TO 10' WIDE

ADD PCN: 343842000195000606

ADD SQFT

PROPOSED 7.5' WIDE DRAINAGE EASEMENT
N21°40'30"W 98.88'
S21°40'30"E 98.90'

Legacy

Surveying and Mapping, Inc.
1530 CYPRESS DRIVE , UNIT H
JUPITER, FL. 33458
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130

GREGORY T. TUCKER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION No.: 6147

LEGAL DESCRIPTION EXHIBIT "B"

REVISE TO 10' WIDE

BEING A PORTION OF THE GOMEZ GRANT, LYING WEST OF U.S. HIGHWAY ONE; SOUTH OF BRIDGE ROAD; EAST OF THE EAST LINE OF OLYMPIA PLAT NO. 4, PLAT BOOK 2, PAGE 45, AND NORTH OF THE EASTERLY PROLONGATION OF COMUS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 698, BLOCK 31, SAID OLYMPIA PLAT NO. 4; THENCE N68°12'16"E, ALONG THE NORTH LINE OF SE NEPTUNE STREET, 393.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N68°12'16"E, 7.50 FEET; THENCE N21°40'30"W, 98.88 FEET; THENCE S68°19'30"W, 7.50 FEET; THENCE S21°40'30"E, 98.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 742 SQUARE FEET, MORE OR LESS.

SPELL OUT DIRECTIONAL
CALLS. (TYPICAL)

MISSING BEARING BASIS AND REFERENCE STATEMENT. MISSING
BEARING BASIS AND REFERENCE LABEL ON SKETCH.

Legacy

Surveying and Mapping, Inc.

1530 CYPRESS DRIVE , UNIT H

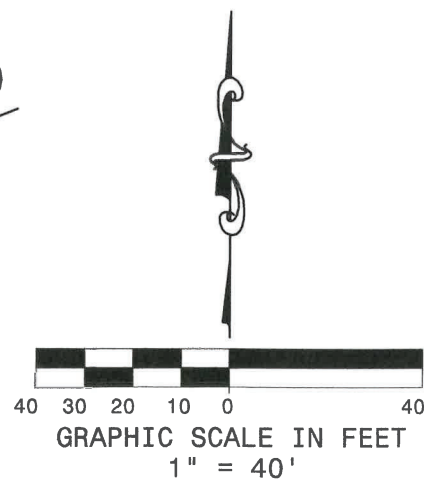
JUPITER, FL. 33458

Phone: (561) 746-8424

BUSINESS LICENSE: LB# 8130

REVIEWED BY: JET MARTEL, S.I.T.
(772)-288-5418 ▪ jmartel@martin.fl.us

SKETCH OF LEGAL
EXHIBIT "A"
(THIS IS NOT A SURVEY)



LEGEND

POB POINT OF BEGINNING

A diagram showing a traverse with a dashed line segment and a solid line segment. The dashed line segment is labeled with a bearing of $S68^{\circ}14'03''W$ and a distance of $10.00'$. The solid line segment is labeled with a distance of $25'$. A red arrow points to the solid line segment. The text "SE MARS STREET" is written above the solid line segment.

ADD ROW WIDTH & RECORDED INFORMATION

POB
NE CORNER LOT 707
BLOCK 31
OLYMPIA PLAT NO.4

ADD PCN: 343842030031070700

LOT 707
BLOCK 31

OLYMPIA PLAT NO.4
PLAT BOOK 2, PAGE 45

LOT 698
BLOCK 31

ADD PCN: 343842030031069801

SE CORNER LOT 698
BLOCK 31
OLYMPIA PLAT NO.4

GOMEZ GRANT & JUPITER ISLAND
PLAT BOOK 1, PAGE 80
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

~~UNPLATTED~~

ADD SQFT

LABEL LEGAL DESCRIPTION CALL

N68°12'16"E
10.00'

**ADD ROW WIDTH
& RECORDED
INFORMATION**

Legacy

Surveying and Mapping, Inc.
1530 CYPRESS DRIVE , UNIT H
JUPITER, FL. 33458
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130

GREGORY T. TUCKER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION No.: 6147

LEGAL DESCRIPTION EXHIBIT "A"

BEING A PORTION OF THE GOMEZ GRANT, LYING WEST OF U.S. HIGHWAY ONE; SOUTH OF BRIDGE ROAD; EAST OF THE EAST LINE OF OLYMPIA PLAT NO. 4, PLAT BOOK 2, PAGE 45, AND NORTH OF THE EASTERLY PROLONGATION OF COMUS AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 707, BLOCK 31, SAID OLYMPIA PLAT NO.4; THENCE S21°39'22"E, ALONG THE EAST LINE OF LOTS 707 AND 698, 239.97 FEET TO THE SOUTHEAST CORNER OF LOT 698, BLOCK 31; THENCE N68°12'16"E, 10.00 FEET; THENCE N21°39'22"W, 239.97 FEET; THENCE S68°14'03"W, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2400 SQUARE FEET, MORE OR LESS.

SPELL OUT DIRECTIONAL
CALLS. (TYPICAL)

MISSING BEARING BASIS AND REFERENCE STATEMENT. MISSING
BEARING BASIS AND REFERENCE LABEL ON SKETCH.

Legacy
Surveying and Mapping, Inc.
1530 CYPRESS DRIVE , UNIT H
JUPITER, FL. 33458
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130