



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## DISCOVERY PUD PLAT

Applicant:	Becker B-14 Grove, Ltd. And Hobe Sound Equestrian, LLC
Property Owner:	Becker B-14 Grove, Ltd. And Hobe Sound Equestrian, LLC
Agent for Applicant:	Lucido & Associates (Morris A. Crady)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H123-027
Record Number:	DEV2023060007
Report Number:	2024_0214_H123-027_DRT_STAFF_FINAL
Application Received:	06/20/2023
Transmitted:	06/28/2023
Additional Materials Received:	01/03/2024
Transmitted:	01/03/2024
Date of Report:	02/14/2024

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### *B. Project description and analysis*

This is a request by Lucido & Associates on behalf of Becker B-14 Grove, Ltd. And Hobe Sound Equestrian, LLC for approval of the Discovery PUD plat consistent with the approved Discovery PUD Phase 2A Final Site plan. The Discovery PUD project consists of 317 single family residential lots and the associated infrastructure on approximately 1,530 acres located north of and adjacent to SW Bridge Road, approximately one mile east of the I-95 Interchange in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Section 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 Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Review	Stephanie Piche	772-223-4858	N/A
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	N/A
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	Wellfields Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Exempt

**D. Review Board action**

This application is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2023).

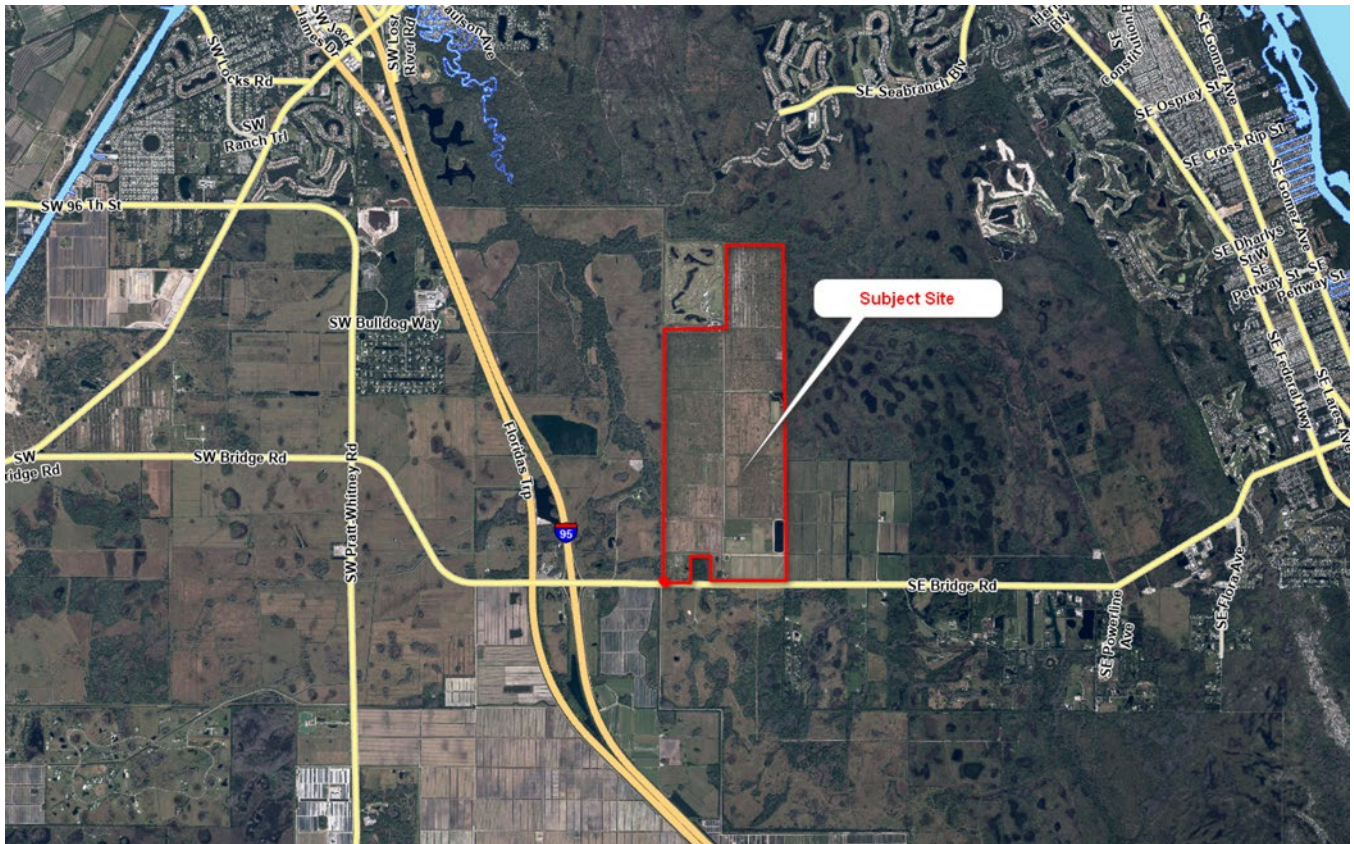
Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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**

Existing zoning:	Discovery PUD
Future land use:	Rural Lifestyle
Nearest major road:	SW Bridge Road
Gross area of site:	± 1530 acres

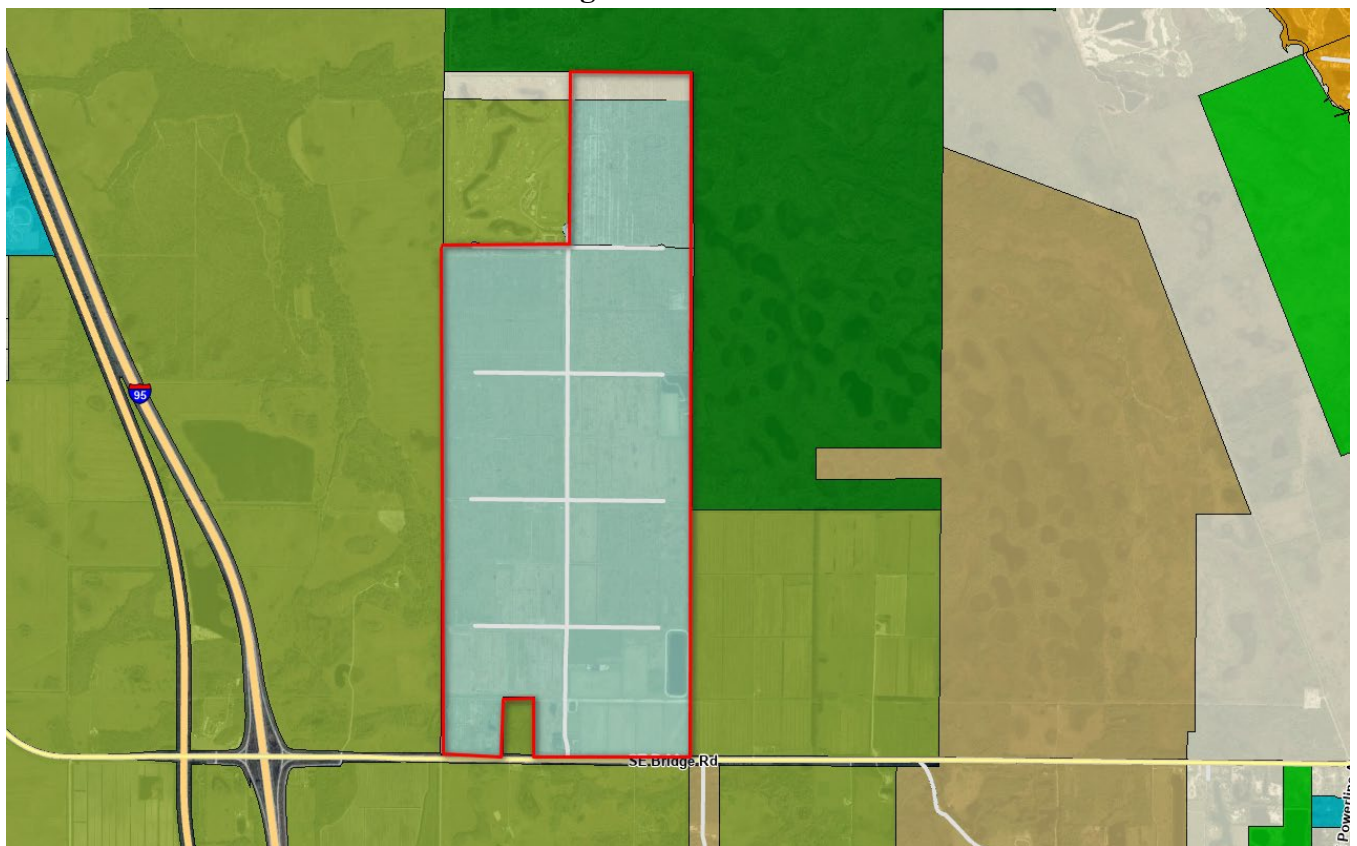
**Figure 1: Location Map**



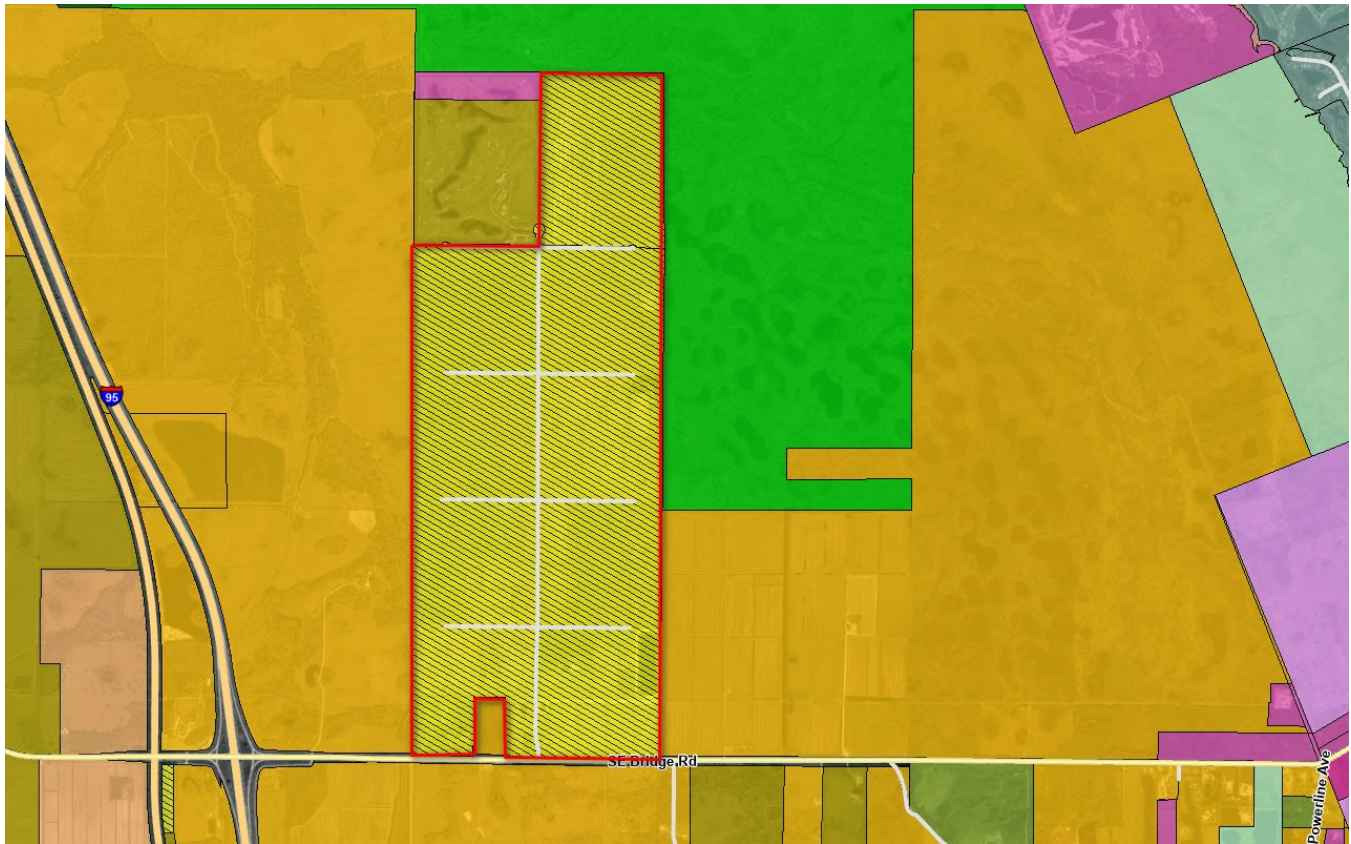
**Figure 2: Aerial**



**Figure 3 Land Use**



**Figure 4 Zoning Atlas Excerpt**



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

**Unresolved Issues:**

**Generic Comp Plan 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 §1.3.

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

**Unresolved Issues:**

Approval of the plat is contingent upon a final site plan to which the plat is consistent.

**Information #1:**

**Payment Of 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. Please submit or verify that the applicant proposes to submit this documentation during the post-approval process.

***H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment 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**

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

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

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

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

**Environmental**

**Unresolved Issues:**

**Item #1.**

Plat Consistency

As previously requested, please add the following language shown in BOLD to be consistent with the proposed PUD Agreement (1st Amendment):

"THE HABITAT RESTORATION TRACT SHOWN ON THIS PLAT OF DISCOVERY P.U.D. ARE HEREBY DEDICATED TO THE HOBE-ST. LUCIE CONSERVANCY DISTRICT FOR CONSERVATION AND WETLAND RESTORATION AREAS, ACCESS, AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT **AND MAINTAINED IN ACCORDANCE WITH THE APPROVED HABITAT RESTORATION MANAGEMENT PLAN** . AN ACCESS EASEMENT OVER THE HABITAT RESTORATION TRACT IS RESERVED IN FAVOR OF OWNER, ITS SUCCESSORS AND ASSIGNS."

**Landscaping**

**Unresolved Issues**

**Item #1.**

The Master Plan and Final Site Plan include native perimeter buffers 100 feet in width along the east and west property lines. The plat does not identify these buffers and only identifies areas as either open

space tracts with a 65- foot width HSLCD access and maintenance easement and/or a 20-30 foot drainage easement. These buffers need to be identified on the plat as a landscape buffer tract. Revise plat to identify limits of the 100' Native Buffers and provide dedication language that declares ownership and documents obligations for perpetual maintenance.

**Item #2.**

The Master Plan and Final Site Plan identify a satellite maintenance facility. Provide additional detail for this "Satellite Maintenance Facility" which is identified within the perimeter open space (OS9) tract but not shown as a separate tract on the plat. Can size, layout, and uses for this facility meet the definition to be open space?

**Item #3.**

The Dedication language related to roadways, open space, and stormwater management tracts need to state that landscape purposes are also included.

**K. Determination of compliance with transportation requirements – Engineering Department**

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

**L. Determination of compliance with county surveyor – Engineering Department**

**Unresolved Issues:**

**Item #1.**

The surveyor must submit a currently approved "Martin County Plat Checklist," signed and sealed by the professional surveyor and mapper. Plat review by Martin County will not commence until the signed plat checklist is submitted.

[Ch. 177.04, Sec. 4.912.C.17, M. C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

Due to the number of discrepancies and/or omissions on the plat, submit a newly executed checklist with the next submittal of the Plat, Boundary Survey and Site Plan. (See redlines on the (3) documents.)

**Item #2.**

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 standards of practice 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, and
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, Part I, F. S.; Sec. 4.912.C.14, M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

1. The last update on the Boundary Survey was for title purposes only on 6/07/23. (a) Provided an updated title report/opinion and revise the survey as necessary. (b) Verify the current field condition on the ground and add the last field date visit onto the Surveyor's Notes. (c) Provide a signed and sealed survey.
2. Pursuant to the current platting requirements, the Boundary Survey shall be certified to meet the standards of practice 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. Revise the survey accordingly.
3. On the survey, show the geometry from the underlying plats on the perimeter boundary for comparison pursuant to 5J-17, F.A.C.
4. Refer to the record noted in item number 6 of the Schedule B-II Title Commitment as it is a Special Warranty Deed, and it does appear to include the subject property. Revise the disposition column to the title item accordingly.
5. Refer to the record noted in item number 7 of the Schedule B-II Title Commitment as it is a Right of way Deed for drainage rights of way/easements and does appear to affect the subject property. Revise the disposition column to the title item and on survey map, show, label, and leader the limits of said encumbrances onto the survey. Additionally, if any of said encumbrances have been abandoned, released, and/or extinguished, label such record underneath its label on the survey.
6. Refer to the record noted in item number 10 of the Schedule B-II Title Commitment as it is a Utility Easement for FP&L Company, and it does appear to include Southern Bell Telephone & Telegraph Company. Revise to add said beneficiary to the table on the title item and on the survey map.
7. Refer to the record noted in item number 11 of the Schedule B-II Title Commitment as it is a Utility Easement for FP&L Company and it does appear to include another person, firm or corporation. Revise to add said beneficiaries to the title item and on survey map accordingly.
8. Refer to the record noted in item number 12 of the Schedule B-II Title Commitment, show, label, and leader the easement limits where missing on the survey.
9. Refer to item number 13 of the Schedule B-II Title Commitment as it references Plat Book 16, Page 78, Martin County, Florida and address the following:
  - (a) Show, label, and leader the limits of "Tract A", and Tract "B" (ORB 1243, Pg. 488) onto the survey.
  - (b) Label the total width of the easements where missing onto the survey.
  - (c) Along SE Polo Drive, show, label, leader the limits of the 26' UE, and the 26' DE onto the survey.
  - (d) Along SE Polo Drive, show, label, leader the limits of the 13' UE, and the 13' DE onto the survey.



- (e) Along the west boundary line, north of SE Cowdray way, there is a discrepancy with the record information for that “36’ HSCD Maintenance Easement”. Refer to ORB 2369, Pg. 1596 and ORB 2369, Pg. 1631, address the noted inconsistency and revise the survey accordingly.
  - (f) Along the east boundary line of the subject property, south of SE Hurlingham Place, show, label, and leader the limits of the missing easements as illustrated in “Detail A” on page 4 of the referenced plat.
  - (g) Show, label, and leader the limits of the easements off the east and west ends of both cul-de-sacs for SE Hurlingham Place.
  - (h) The note for the detail of Lot 34 is referenced to an incorrect sheet. Address the noted discrepancy and correct the reference to said detail.
  - (i) Where missing, along the east boundary line of the subject property, east of each platted road, show, label, and leader the limits of the easement pursuant to ORB 2369, Pg. 1596.
  - (j) Plat Book 16, Page 78, Martin County, Florida does not appear to show a “30’ Maintenance Easement” pursuant to said Plat along said east line. Address the noted discrepancy and revise the Plat accordingly.
  - (k) Show, label, and leader the limits of the easements off the east and west ends of both cul-de-sacs for SE Santa Barbara Terrace.
  
  - (l) Refer to the referenced Plat, CCR #500340, the survey and correct the apparent discrepancy with the referenced to the monument information as shown on the survey at the noted section corner.
  - (m) Along the east boundary line of the subject property, east of SE Santa Barbara Terrace, show, label, and leader the limits of the easement pursuant to ORB 2369, Pg. 1596.
  - (n) Pursuant to the referenced Plat, as to “Canal L-16, 90’ H.S.L.C.D. Relocatable Easement; refer to ORB 2191, Pg. 2163, ORB 2369, Pg. 1588, show, label the information pursuant to the said instruments of record, and leader the limits thereof onto the survey.
  - (o) Pursuant to the referenced Plat, as to “Canal L-11, 75’ H.S.L.C.D. Relocatable Easement; refer to ORB 2191, Pg. 2163, ORB 2369, Pg. 1588, show, label the information pursuant to the said instruments of record, and leader the limits thereof onto the survey.
10. Refer to the record noted in item number 15 of the Schedule B-II Title Commitment as it is a Development Order, and it does appear to include a record amendment. Refer to said record as and add said amendment record accordingly.
11. Refer to the record noted in item number 20 of the Schedule B-II Title Commitment and correct the inconsistency of the name/type of easement as labeled on the survey.
12. Refer to the record noted in item number 21 of the Schedule B-II Title Commitment, correct the inconsistent disposition of “blanket in nature” as labeled in the table of the survey vs. the record document as referenced in the title commitment. Refer to the record document and label the specific areas onto the survey covered by the subject access, ingress, egress, and utility easement.

13. Refer to the record noted in item number 27 of the Schedule B-II Title Commitment, correct the inconsistent disposition of “not plottable” as labeled in the table of the survey vs. the record document as referenced in the title commitment. Refer to the record document and label the specific areas onto the survey covered by the subject maintenance easement.
14. Refer to the record noted in item number 29 of the Schedule B-II Title Commitment, correct the inconsistent disposition of “not plottable” as labeled in the table of the survey vs. the record document as referenced in the title commitment. Refer to the record document and label the specific areas covered by the subject rights of way tracts and the private tract water flow-through easements.
15. Refer to item number 31 of the Schedule B-II Title Commitment as it references Plat Book 17, Page 78, Martin County, Florida and address the following:
  - (a) Label the road name and the Plat’s record information for “Tract A”. Additionally, revise to the current the owner’s name and the official records information onto the survey map.
  - (b) Label the missing road name and the Plat’s record information for “Tract B”.
  - (c) Label the missing road name and the Plat’s record information for “Tract C”.  
Additionally, revise to the current the owner’s name and the official records information onto the survey map.
  - (d) Tract D, pursuant to said Plat: Revise to current the owner’s name and the official records information onto the survey map.
  - (e) Refer to the referenced Plat, ORB 2191, Pg. 2163, ORB 2369, Pg. 1588, label, and leader the subject limits thereof onto the survey.
16. Refer to the record noted in item number 32 of the Schedule B-II Title Commitment, correct the inconsistent disposition of “not plottable” as labeled in the table of the survey vs. the record document as referenced in the title commitment. Refer to the record document and label the specific areas covered by the zoning designation changes as describe within said instrument of record.
17. Refer to the record noted in item number 35 of the Schedule B-II Title Commitment, correct the inconsistent disposition of “not plottable” as labeled in the table thereof vs. the record document as referenced in the title commitment. Correct the survey pursuant to the record document and label the specific areas covered by the maintenance easement as described and illustrated, (“Exhibit B”) within said instrument of record.
18. Add item number 43 of the Schedule B-II Title Commitment and its disposition to the survey.
19. Refer to the record noted in item number 47 of the Schedule B-II Title Commitment as the subject FPL Easement does not appear to be show on the survey. Show, label, and leader said easement limits in Section 14 of the subject property.
20. As to the lands covered by the Plat of Hobe Sound Polo Club, (PB 16, Pg. 78): Revise to the current the owner’s name and the official records information onto the survey.
21. Refer to the current vesting deed as recorded in Official Records Book 3402, Page 1730, (“Exhibit A”) therein, show, label, and leader the missing encumbrances as itemized within said exhibit onto the survey. Also, add those items therein not covered by the current title commitment, and those as listed in “Exhibit B” of said record document.

**Item #3.**

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.
3. For plats with multiple pages:
  - (a) Provide a key map indicating the total number of pages and the relationship of all sheets,
  - (b) Number each sheet in the right-hand corner as 'sheet \_ of \_',
  - (c) Provide match lines,
  - (d) Include the surveyor notes and legend on all sheets, and
4. An arrow indicating true North is to be shown on each sheet.

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

**Remedy/Suggestion/Clarification:**

1. Show the Surveyor's notes on all Plat sheets pursuant to the current platting requirements.
2. Match lines, (i.e., view ports) are inconsistently draw on the Plat. Address the noted issue, ensure that said lines do not cut through any tracts, and that they follow lot, tract and/or right of way lines.

**Item #4.**

A legend of all symbols and abbreviations must be shown.

[DOACS, Chapter 5J-17.051, Ch 177.091.(29), Part 1, F. S.]

**Remedy/Suggestion/Clarification:**

1. Refer to the above stated rule and revise the Plat accordingly.
2. Not limited to "HSCD", add all missing abbreviations and their definitions to the legend on the Boundary Survey.

**Item #5.**

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, and
4. All text a minimum of 0.10 inches in height.

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

**Remedy/Suggestion/Clarification:**

1. Martin County Surveying Division recommends using a larger scale, (i.e., Site Plan) for additional space on the pages and to reduce the total number of sheets.
2. There are scaling issues with the symbols as shown on the Plat. Adjust all symbols appropriately to fit the drawing scale.

3. Avoid text overlaps and text obscured by graphics. Additionally, rotate those texts that are upside down and/or over the upright threshold.
4. Remove all text and line shading from the Plat for legibility. Additionally, show line weight contrast between rights of way, tracts/lots, and easement lines.

**Item #6.**

The plat must have a minimum of two boundary monuments tied by a closed field traverse to the nearest approved Martin County geodetic control station and azimuth mark or approved pair of Martin County adjusted traverse points or to other control points established by Global Positioning System (GPS) which meet or exceed Third Order Class I Accuracy Standards according to current publication of the Federal Geodetic Control Committee (FGCC) procedures. The field traverse from the plat boundary to the geodetic control shall meet Third Order Class II traverse closure standards when possible; however, at a minimum, traverse closure must meet the standards of practice 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:**

1. Tie the southwest corner of Section 26 to the southwest corner of the Plat boundary.
2. Tie the southeast and southwest corners of the subject property to the respective corners of Section 26 on the Boundary Survey.
3. There are perimeter boundary inconsistencies with the Plat and Site Plan geometry vs. the Boundary Survey. Revise the Plat, Site Plan and/or survey accordingly and provide a lot-sum closure report of the perimeter boundary. If the survey is modified, provide an updated signed and sealed document. (NOTE: None of the geometry has been verified in this initial review.)

**Item #7.**

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:**

1. Refer to the above stated rule and revise the Plat accordingly.
2. Show the NAD 83 (2011 Adjustment) coordinates on the perimeter Plat boundary corners.

**Item #8.**

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

**Remedy/Suggestion/Clarification:**

1. Revise the dedication and reservation of the Plat to conform with Resolution No. 02-6.1.

2. For the STREETS dedication, please add language as follows: ARE HEREBY DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY

**Item #9.**

The following notes shall be shown:

1. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.; and
2. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

[Ch. 177.091.(27), Part 1, F. S.; Sec. 4.912.C.10 M.C. Code, Vol 2]

If the plat contains public easements located within private streets or other right-of-way, the following notes shall be provided:

1. In the event that Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.
2. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

[Ch. 177.091(28), Part 1, F. S.; Sec 4.912.C.10.c M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

Refer to the above stated rules and add the missing statement(s) verbatim to the Plat.

**Item #10.**

Tabulated curve data:

1. Must not be used for plat boundary or roadway center lines,
2. Must designate arc length and curve number or letter, and
3. Must appear on the same sheet as the drawn curves.

The use of tangent line tables requires prior written approval for county surveyor.

[Ch 177.091.(8) and Sec. 4.912.C.8, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

Martin County does not encourage the use of geometric tables; however, said use is permissible if not other options are available for illustration purposes.

**Item #11.**

Corners requiring certification must be filed in accordance with Ch 177, Part 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:**

On the Boundary Survey, label the record CCR information at all Section corners and address the inconsistencies with monument type found as shown on the survey vs. said CCR data and the ones as noted on the Plat of Hobe Sound Polo Club, Plat Book 16, Page. 78, Martin County, Florida. Additionally, revise the Plat accordingly.

**Item #12.**

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 subdivision, must be stated in the new subdivision title.

[Ch 177.091.(17), Part 1, F.S.; Sec. 4.912.C.19, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

Update and/or add the current contiguous property information along the periphery boundaries of the Plat as said surrounding lands must be identified and labeled with the Plat Book and Page data, or with the current Official Records information, or marked as “Unplatted”. Additionally, revise the Boundary Survey accordingly.

**Item #13.**

The bearing or azimuth reference shall be clearly stated on the face of the plat, in the notes or legend, and the bearings used shall be referenced to some well-established monument line.

[Ch 177.091.(6), Part I, F. S.; DOACS 5J-17 F.A.C.]

**Remedy/Suggestion/Clarification:**

1. Refer to the basis of bearings notes on the Plat and Boundary Survey and ensure that the bearings and coordinates are oriented to the NAD 83 (2011 Adjustment).
2. Ensure that the Plat and survey notes are consistent and reference the same well established and monumented line.

**Item #14.**

Description of the land being subdivided must be complete enough to determine the starting point and boundary without reference to the plat.

(Ch 177.091.(11), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

1. Revise the Plat's legal description as shown thereon to being the preamble of a new Metes and Bounds description to be provided.
2. Add the new description under the vesting deed as being more particularly described...
3. Provide an affidavit certifying that the vesting deed descriptions as shown on the Boundary Survey and in the Title-Commitment as noted on the survey are the same lands as the new legal description to be prepared for the Plat as herein stated.
4. Additionally, the affidavit shall affirm that there are no gaps and/or overlaps related with said vesting deed descriptions. Any discrepancies with the land title shall also be itemized in said affidavit and in the Surveyor's Notes of the survey.

**Item #15.**

All section and 1/4 section lines occurring within the subdivision must be shown on the plat.

(Ch 177.091.(14), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

Refer to the above stated rule and ensure compliance on the Plat and Boundary Survey.

**Item #16.**

The location, width and names of all streets, waterways, or other rights-of-way must be shown on the plat.

(Ch 177.091.(15), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

1. Address the above noted rule and revise the Plat and Boundary Survey accordingly.
2. Refer to the appropriate Florida Department of Transportation's Right of way Map, show, label the Section Number, date, and leader the limits thereof within the State Road. Additionally, revise the Boundary Survey accordingly.
3. Refer to the Site Plan and on the Plat label the width of the rights of way and either "Private" or "Public".

**Item #17.**

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), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

1. The Site Plan shows existing lakes as part of “Phase 1B” and other improvements; however, the Boundary Survey does not show said lakes. Revise the survey with all current improvements throughout the subject property, adjacent to all perimeter boundary lines, and provide an updated recertified document to the County.
2. Refer to the Site Plan and on each sheet of the plat, label, and leader the proposed easements where they are missing to include any details.
3. There are existing recorded easements and rights in the Official Records of Martin County, Florida that benefit certain companies and/or utilities. (a) Refer to the underlying plats, said instruments of record as referenced in the title commitment and as shown on the survey, add all existing easements and rights of way to the plat except for the ones to be released and/or abandoned. (b) On the Site Plan and Boundary Survey, add any missing easements as herein referenced, denote each existing easement to be abandoned/released, and add record place holder underneath their labels.
4. Within Lot 8 of the Plat, remove the abbreviated word for the assumed meaning of proposed, (“Prop.”) from the 20’ DE. Additionally, remove any or all instances of the same throughout the Plat and if applicable, label the record information for the proposed easement thereon.
5. On the Plat, provide a detail for the 20’ DE within Lot 8 showing all geometry and ties for said easement. Additionally, and where missing, provide the same information for all irregularly shaped easements throughout the Plat.
6. There are certain proposed easements shown on the Site Plan that are not labeled on the Plat. Address the noted discrepancy and revise said plan accordingly.
7. There are lot line drainage widths inconsistencies on the Plat vs. the Site Plan. Address the noted discrepancy and revise the Plat and/or said plan accordingly.

**Item #18.**

Platted lines must conform to the following criteria:

1. Non-curved lines shall include the distances angles, and bearings or azimuths.
2. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of non-radial lines shall be indicated.
3. Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.
4. The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

A tabular form may be used to display the information, to be included on the sheet to which it pertains. (Ch 177.091.(20-22), Part I, F.S.; Sec. 4.912.C.8a,b & c)

**Remedy/Suggestion/Clarification:**

1. When a line or curve continues to another sheet, ensure that the geometric information repeats on the following page.
2. Label any “Non-Radial”, (NR) lines on that plat.



3. Add an appropriate radial line statement into the Surveyors & Mappers Notes.

**Item #19.**

All parcels, either included or excepted, within the subdivision shall be identified as to the intended purpose or use, as follows:

All preservation, park and recreation parcels must be designated as such, and

All interior, excepted parcels identified in the subdivision description must be clearly indicated and labeled as 'Not a part of this plat.'

(Ch 177.091.(23-24), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

There appears to be two different "Tract R6" tracts labeled on the Plat. Additionally, one of said tracts is not labeled on the Site Plan. Address the noted discrepancies and revise the Plat and Site Plan accordingly.

**Item #20.**

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

**Remedy/Suggestion/Clarification:**

1. The Site Plan does not appear to indicate any existing easements of record and rights of way proposed to be abandoned, released, or modified. Address the noted issue and revise the Site Plan accordingly.
2. Refer to and address all other comments regarding inconsistencies with the final site plans throughout this report and ensure consistency between the plat and final site plans.

**Item #21.**

Closure Reports:

**Remedy/Suggestion/Clarification:**

Due to the number of comments encountered and the herein noted geometric discrepancies, all closure reports have not been reviewed for this round. Please check that all closure reports submitted in this round are still correct and submit any applicable revised reports with the next round submittal.

**Item #22.**

PRM inspection:

**Remedy/Suggestion/Clarification:**

Please provide a Field Inspection Request for inspection of all PRM's and lot/tract corners as soon as possible. This can potentially delay the Post Approval process.

***M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division***

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

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

**Addressing**

**Unresolved Issues:**

**Item #1.**

Please change the street name on Sheets 12, 13, and 14 from SE Anclote Dr to SE Anclote Ct. A review comment was made for the final site plan review asking for clarification on what will be the actual street suffix. Court is used on the majority of the plans. One page of the final site plan uses Drive.

**Item #2.**

Change the name of SE Garden Ct to SE Garden City Ct.

**Item #3.**

Sheet 21 - Add the name SE Volusia Ct to the cul-de-sac

**Item #4.**

Sheet 46 and 47 – Add the name SE Atlantic Fields Rd

**Item #5.**

Sheet 52 and 53 – Remove the name SE Atlantic Rd from the cul-de-sac on Sheet 53. A review comment on the Phase 2A final site plan review required that the cul-de-sac be named. When it is named in the next round of review, the name will need to be added to the plat.

**Electronic File Submittal**

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

***O. Determination of compliance with utilities requirements – Utilities Department***

**Water and Wastewater Service**

**Findings of Compliance:**

Plat

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds the Plat in compliance with Martin County's requirements for water and wastewater level of service.

**Wellfield and Groundwater Protection**

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

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

**Fire Prevention**

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

**Emergency Management**

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***

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

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

**Martin County Health Department**

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

**Martin County School Board**

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

***S. Determination of compliance with legal requirements – County Attorney’s Office***

Review ongoing.

***T. Determination of compliance with adequate public facilities requirements – responsible departments***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- 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.**

**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
5.	Approved Plat	Three (3) paper copies 24" x 36" of the approved plat.
6.	Declaration of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
7.	Executed Mylar	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	Description	Requirement
8.	Executed Contract of Construction of Required Improvements	Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.
9.	Paid Taxes	One (1) copy of Tax Collector’s paid property tax receipt.
10.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
11.	Approved Engineers Opinion of Probable Cost	One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	Flash/Thumb Drive	One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

**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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$16,600.00	\$16,600.00	\$0.00
Recording fees *:	TBD		

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

**X. General application information**

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## 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
SFWMMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

## Z. Attachments

Attachment 1: 2024\_0205\_H123-027 BOUNDARY SURVEY REDLINES  
Attachment 2: 2024\_0205\_H123-027 PHASE 2A FSP REDLINES

Attachment 3: 2024\_0205\_H123-027 PLAT REDLINES

Attachment 4: 2024\_0205\_H123-027 TITLE COMMITTEMENT REDLINES