



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PADDOCK AT PALM CITY PUD PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN

Applicant:	Finland Capital, LLC
Property Owner:	Finland Capital, LLC
Agent for the Applicant:	HJA Design Studio, LLC, Michael Houston
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	P177-002
Record Number:	DEV2021120003
Report Number:	2024_0109_P177-002_Staff_Report_Final
Application Received:	02/03/2022
Transmitted:	02/04/2022
Date of Report:	05/04/2022
Resubmittal Received:	08/10/2022
Transmitted:	08/12/2022
Date of Report:	10/21/2022
Resubmittal Received:	02/27/2023
Transmitted:	03/01/2023
Date of Report:	05/24/2023
Application Received:	08/31/2023
Transmitted:	09/01/2023
Date of Report:	01/09/2024

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B. Project description and analysis

This is a request by HJA Design Studio on behalf of Finland Capital, LLC for approval of a rezoning from the Current RM-8 Medium Density Residential District to a Planned Unit Development (PUD) including a PUD zoning agreement and master/final Site plan for the construction of 53 two-story townhomes, 6 three-story duplex units, and 1 single family residence. The approximate 8.29-acre undeveloped site is located on the southeast corner of SW Martin Highway and SW 30th Avenue in Palm City. Included in this application is a request for a certificate of Public Facilities Reservation.

Primary access to the site is proposed along SW 30th Avenue with a stabilized emergency access proposed on SW Martin Highway. The project is located inside the Primary Urban Services District with water and wastewater services available from Martin County Utilities.

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	Comp Planning Review	Liz Nagal	772-320-3056	Non-Comply
G	Site Design Review	Liz Nagal	772-320-3056	Non-Comply
H	Community Redevelopment Review	Liz Nagal	772-320-3056	NA
H	Commercial Design Review	Liz Nagal	772-320-3056	NA
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	Comply
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772-219 4942	N/A
P	Fire Prevention Review	Doug Killane	772-288-5633	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Review	Nick Clifton	72-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	Comply
S	County Attorney Review	Elysse Elder	772-288-5925	Non-Comply
T	Adequate Public Facilities Review	Liz Nagal	772-320-3056	Pending

D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

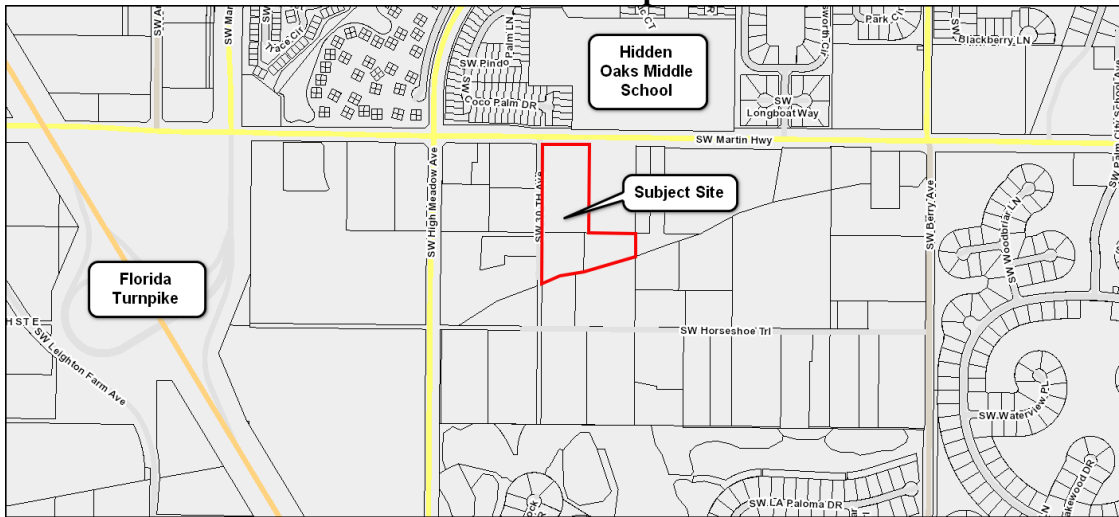
Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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.

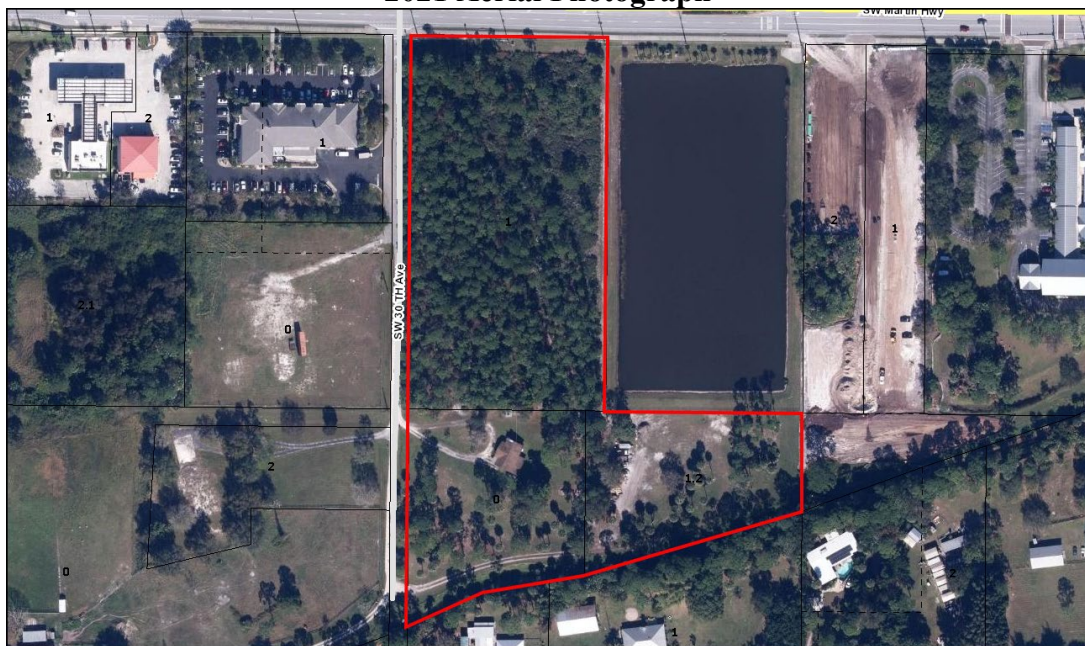
E. Location and site information

Parcel number(s) and address: 24384000004000106, 243840000013000009,
243840000013000120
Existing Zoning: RM-8
Future Land use: Medium Density
Gross area of site: 8.29

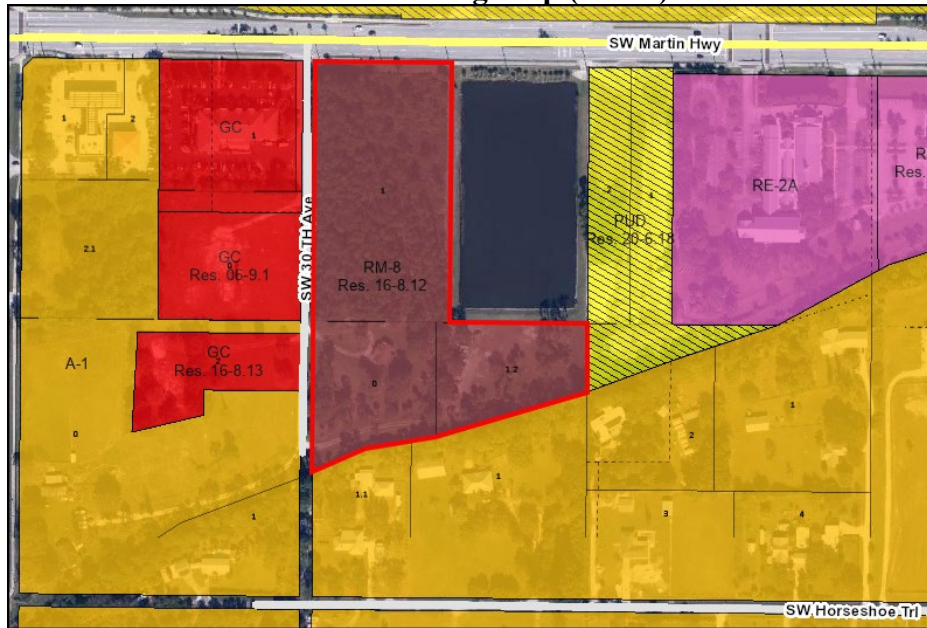
**Figure I:
Location Map**



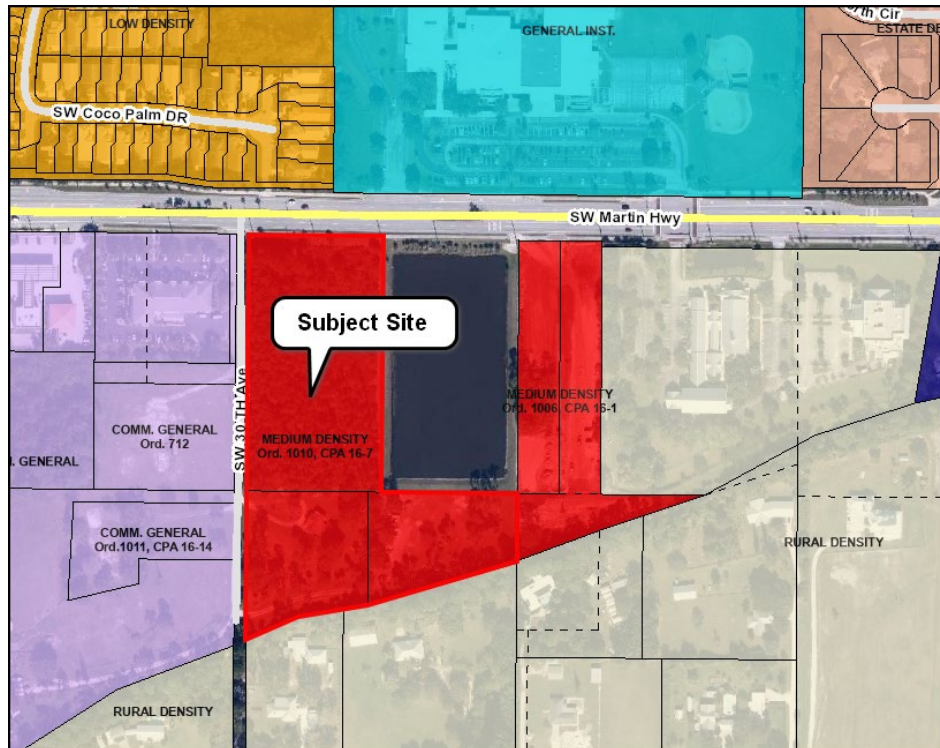
**Figure II:
2021 Aerial Photograph**



**Figure III:
Current Zoning Map (RM-8)**



**Figure IV:
Future Land Use Map (Medium Density)**



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

Unresolved Issues:

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

As presented, the proposed PUD benefits are still being negotiated with County staff. See further detail in this report.

Item #1:

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:

Item #1:

PUD Benefits

1. Please provide a planting plan for the STA with a cost estimate for all improvements that is at least \$100,000 that will be the responsibility of the developer to install and design. The planting and other improvements should not exceed that amount. The proposal to make improvements until the exhaustion of the \$100,000 may not cover enough to make a noticeable difference to the STA area.
 - a. Removal of the chain link and replacement of an aluminum fence along the west side of STA and replacement has been included as part of the site plan, not the STA plan. This replacement is not necessarily benefiting the STA as much as the removal of the chain link fence along Martin Highway. Please remove from public benefits statement as the aluminum fence is part of the property site plan.

An additional meeting with the appropriate County staff members to discuss the proposed design can be scheduled.

Item #2:

Site Plan Graphics

1. Please provide decorative wall detail on site plan detail sheet (decorative wall along Martin Highway)
2. Please label SW Martin Highway ROW on plan.
3. Nature trail gate still shown but there is no nature trail proposed. Please clarify.

Item #3:

Site Plan Data

1. The maximum density is 68 units based on total site area prior to ROW dedication. Please revise. Maximum density cannot be rounded up.
2. As Danforth is no longer counted towards open space, please remove note regarding Chapter 4, Section 4.4, Goal 4.3.
3. As the accessory use area setbacks is 0', and the accessory areas are counted towards building coverage, the open space on individual lots is only the front areas outside driveways. Please update the open space exhibit and data as necessary.
 - a. Please include note on lot typical sheet that one interior lots can only have a single car driveway, to ensure open space is met with future permits, or account for larger driveway maximum sizes.
4. The rear townhouse setback is listed as 5' but there are areas 1' from the property line. Please revise. The rear setback for duplex has a similar condition. Update the zoning analysis document as necessary.
5. The general notes section states that "No accessory use will be allowed". Please clarify if this means something outside of the lot accessory areas.

Item #4:

Architectural

Draft Condition of Approval:

1. While it is understood the architectural elevations are conceptual, please note that if the architectural plans submitted at time of building permit vary greatly from the presented conceptual elevations, an amendment may need to be brought to the BOCC.

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

Community Redevelopment

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

Commercial Design

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

RIGHT OF WAY

It has been determined that the Applicant is required to dedicate 10 feet of right of way on SW 30th Avenue. It has also been determined that the Applicant is required to dedicate a 25 foot corner clip at the corner of SW Martin Highway and SW 30th Avenue pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

Per Engineering comments under Off-Street Parking section, if improvements are proposed in the area of Lot 31, an Access, Utility and Drainage Easement is required.

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 provide a Title Commitment in the correct amount dated June 30, 2023.

SKETCH AND LEGAL DESCRIPTION

1. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note 1: After review by the County Surveying Division, revisions are required to the sketch and legal description.

Note 2: Please provide a S&L if an Access, Utility and Drainage Easement is required.

See Attachment I in Section Z of this report.

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

Environmental

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.

A Preserve Area Management Plan (PAMP) will be established over a 1.15 acre upland preserve area with approval of this PUD master site plan. The upland preserve area is located along the western boundary of the property and will capture pine flatwoods habitat. The PAMP requires removal of exotic vegetation and placement of preserve signs on the preserve boundary.

Landscaping

Unresolved Issues:

Item #1:

Type 5 Buffer

There appears to have been a misunderstanding regarding the buffer wall. Staff was not requesting a wall next to the sidewalk, just a large shrub on each side of the fire access gate.

Remedy/Suggestion/Clarification:

Remove the wall shown between the sidewalk and Martin Highway. Add a large native shrub on both sides of the gate.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated August 2022. O'Rourke Engineering & Planning stated that the site's maximum AM peak hour impact was assumed to be 33 directional trips. Staff finds that SW Martin Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Highway is 2000. SW Martin Highway is currently operating at a level of service C; the 2019 growth rate of 5.6% is expected to decrease based on the latest data. Staff anticipates the corridor will operate at level of service C at buildout (year 2029).

L. Determination of compliance with county surveyor - Engineering Department

Findings of Compliance:

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents.

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

Engineering

Unresolved Issues:

RIGHT-OF-WAY IMPROVEMENTS

1. As previously stated, provide clear sight triangles at all intersections on the Landscape Plans per Figure 212.11.1 of the FDOT Design Manual. Although the response to comments states again that this has been addressed, it was not shown on the Landscape plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F] [FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL 212.11.1 (2020)]
2. Informational: A maintenance agreement will be required in conjunction with the right-of-way use permit for the improvements within SW 30th Street.
3. Provide Case II end of road markers with red reflectors at the southern terminus of SW 30th Street per Martin County Standard Detail R-90B.
4. Informational: Pursuant to Section 4.843.G., LDR, Martin County Code, the applicant shall provide payment in lieu of construction for the portion of sidewalk along SW 30th Avenue if it is not being constructed (south of the proposed entrance), within sixty (60) calendar days of the project approval. The cost of \$25 per linear foot of property adjacent to SW 30th Avenue. (\$7,875) [MARTIN COUNTY, FLA., LDR SECTION 4.843.G]
5. 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 submit the application to the Permit and Securities Coordinator (772-288-5459) pwdpermits@martin.fl.us in the Public Works Department. Although the response to comments states that this is included in this submittal, it must be submitted directly to Public Works The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>

OFF-STREET PARKING

1. As previously stated, it is unclear in what location decorative fences are being proposed and whether these are intended to serve as pedestrian guiderails. A aluminum fence is called out on the Final Site Plan but is not shown on the Construction Plans, and no detail is provided. No handrail is called out on the plans. Provide clarification.

CONSISTENCY WITH OTHER PLANS

1. Please revise the Boundary & Topographic Survey and the Final Site Plan to be consistent with the geometry of the Centerline of Danforth Creek as shown on the proposed Plat. Also, change references of "Thread of Creek" to "Center of Creek" on Sheets 5 and 6 of the Survey to be consistent with the Legal Description. Be sure to include the revised Survey and Final Site Plan with the next Plat review submittal.
2. As previously stated, the configuration of the tracts/easements (stormwater, common area, etc.) is unclear and insufficient for the review and approval of a proposed plat. Provide bearings and distances along each of the separate tracts within the boundary of the Final Site Plan, unless the easement is clearly parallel or concentric to a lot line. All tracts/easements must be delineated and labeled. For example, drainage easements must be provided between the buildings,
3. Remove "by others" label at retention area. Gravity wall shall be per detail.

STORMWATER MANAGEMENT PLAN

1. Revise the berm location on the plan view at south -east corner. Section D shows the berm 9+ feet from the property line, but the plan view shows the berm on the property.

STORMWATER MGMT CONSTRUCTION PLANS

1. The structure table on Sheet C6 needs to be revised for consistency with the revised grate elevation of 16.55-foot NAVD88 of CS-1.

Draft Development Order Conditions:

1. Within sixty (60) days of final site plan approval, the Owner shall dedicate 10-feet of right-of-way to the County along the SW 30th Avenue frontage.
2. Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SW 30th Avenue, the Owner shall pay \$7,875, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
3. 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

Electronic Files

Findings of Compliance:

Both AutoCAD 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. (2022)

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).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield 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 Rescue

Finding of Compliance:

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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.

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

ADA

Unresolved Issues:

1. Demonstrate that the maximum 5% running slopes and 2% cross slopes are being met for the interior sidewalks. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G]

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.

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Martin County School Board

Martin County School District CIP School Concurrency Determination

Project: Paddock Palm City
Date Received: 2/4/2022
Project #: P177-002 – PUD Zoning and Master / Final Site Plan

Owner/Applicant: Finland Capital, LLC / HJA Studios, Michael Houston
Location: 8.29 ac. Located at SE corner of CR 714 and SW 30th Ave. in Palm City CSA

Planned Project Units: 60 Townhomes / MF

School Type	Rate	Students
Elementary:	.0997	6
Middle School:	.0510	3
High School:	.0709	4
SGR =	.2216	13

Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
PALM CITY ZONE	LOS CAPACITY	3 YR. PERM CAP ADD	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
Bessey Creek Elem	712	0	712	536	10	0	546	166
Citrus Grove Elem	863	0	863	564	25	0	589	274
Palm City Elem (Z)	827	72	750	547	3	6	556	194
Total	2401	0	2324	1647	38	6	1691	633
Middle								
Hidden Oaks Middle	1344	0	1344	941	9	3	953	391
Stuart Zone HS								
Martin County HS	2107	0	2107	2168	32	4	2204	-97
<i>Adjacent North CSA</i>	1914	0	1914	1428	152	4	1584	330

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity does exist to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire three (3) years from the date of issuance of this concurrency determination. This is vested on the Final Site Plan approval, not the Master Site Plan.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

Letter of No Objection w/Conditions: We can provide a *letter of no objection* with the following conditions:

1. High School Capacity will be transferred to the North Concurrency Service Area to meet LOS capacity.

School District Contact: Kimberly Everman, Capital Planner/Project Specialist **Date Issued:** 3/14/2022

Telephone: 772- 219-1200, Ext.30220 **E-Mail:** evermak@martinschools.org

S. Determination of compliance with legal requirements - County Attorney's Office

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 Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

- Potable water facilities service provider – Martin County Utilities
- Findings – Positive Evaluation
- Source - Martin County Utilities
- Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P 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.
5.	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
6.	Approved Master/Final Site Plan	One (1) copy 24" x 36" of the approved master/final site plan.
7.	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.
8.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
17.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineers Opinion of Probable Cost (EOPC), 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.
19.	Engineer's Design Certification	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.

Item	Description	Requirement
20.	ROW Dedication Documents	Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.
21.	Sidewalk Payment in Lieu	Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SW 30th Avenue the Owner shall pay \$7,875, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
22.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees. NOT APPLICABLE FOR SMRU, CHECK WITH UTILITIES
23.	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:	\$13,800.00	\$13,800.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* 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.

***Impact fees are required at building permit.

X. General application information

Applicant/Owners: Finland Capital LLC
 636 NW 38th Circle
 Boca Raton, FL 33431

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

Engineer of Record: Creech Consulting, Inc.
Jerry Compton
PO Box 327
Stuart, FL 34995

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

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EXHIBIT A

SURVEYING DIVISION REVIEW #3, 9/19/2023

PLEASE SEE COMMENT NOTATIONS

LEGAL DESCRIPTION

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 15.18 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 24 SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°42'42" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MARTIN HIGHWAY A DISTANCE OF 331.52 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°06'09" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 89°42'42" WEST AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 296.51 FEET; THENCE SOUTH 45°11'03" WEST A DISTANCE OF 35.29 FEET; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE AS RECORDED IN THE PLAT OF PALM CITY FARMS, PLAT BOOK 6,

42

PAGE 40 PALM BEACH, NOW MARTIN COUNTY, FLORIDA A DISTANCE OF 555.36 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE ~~NORTH~~ A DISTANCE OF 356.75 FEET TO THE CENTERLINE OF DANFORTH CREEK; THENCE SOUTH 55°38'02" WEST ALONG THE CENTERLINE OF DANFORTH CREEK A DISTANCE OF 12.13 FEET; THENCE DEPARTING THE CENTERLINE OF DANFORTH CREEK NORTH 00°04'43" EAST EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE A DISTANCE OF 363.61 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE NORTH 00°04'43" EAST A DISTANCE OF 612.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,327 SQUARE FEET OR 0.47 ACRES MORE OR LESS.

ALONG SAID



**NORTHSTAR
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
PADDOCK AT PALM CITY
RIGHT OF WAY
DEDICATION
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 9
PROJECT NO.
21-049

MARTIN COUNTY SURVEYOR'S NOTES

1. BEARING BASIS IS THE NORTH LINE OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 38 E HAVING A BEARING OF SOUTH 89°42'42" EAST AND GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 9 SHEETS, WITH SHEETS 4 THROUGH 9 BEING THE SKETCH OF DESCRIPTION.
4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. 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.

LEGEND


- CCR = CERTIFIED CORNER RECORD
- DB = DEED BOOK
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ORB = OFFICIAL RECORDS BOOK
- PCN = PARCEL CONTROL NUMBER
- PG = PAGE
- R/W = RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

DATE _____

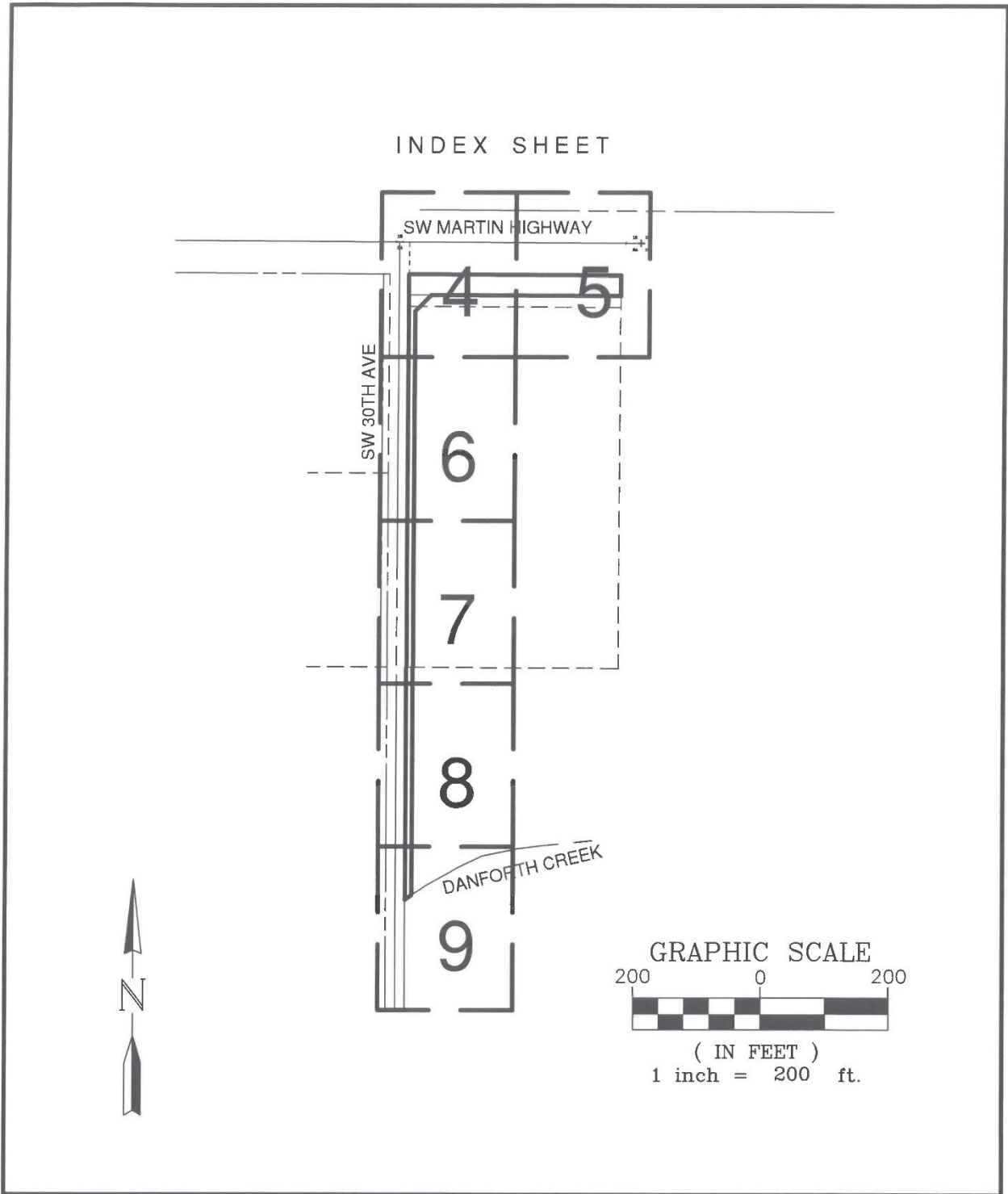
FRANK C. VELDHIJS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6582




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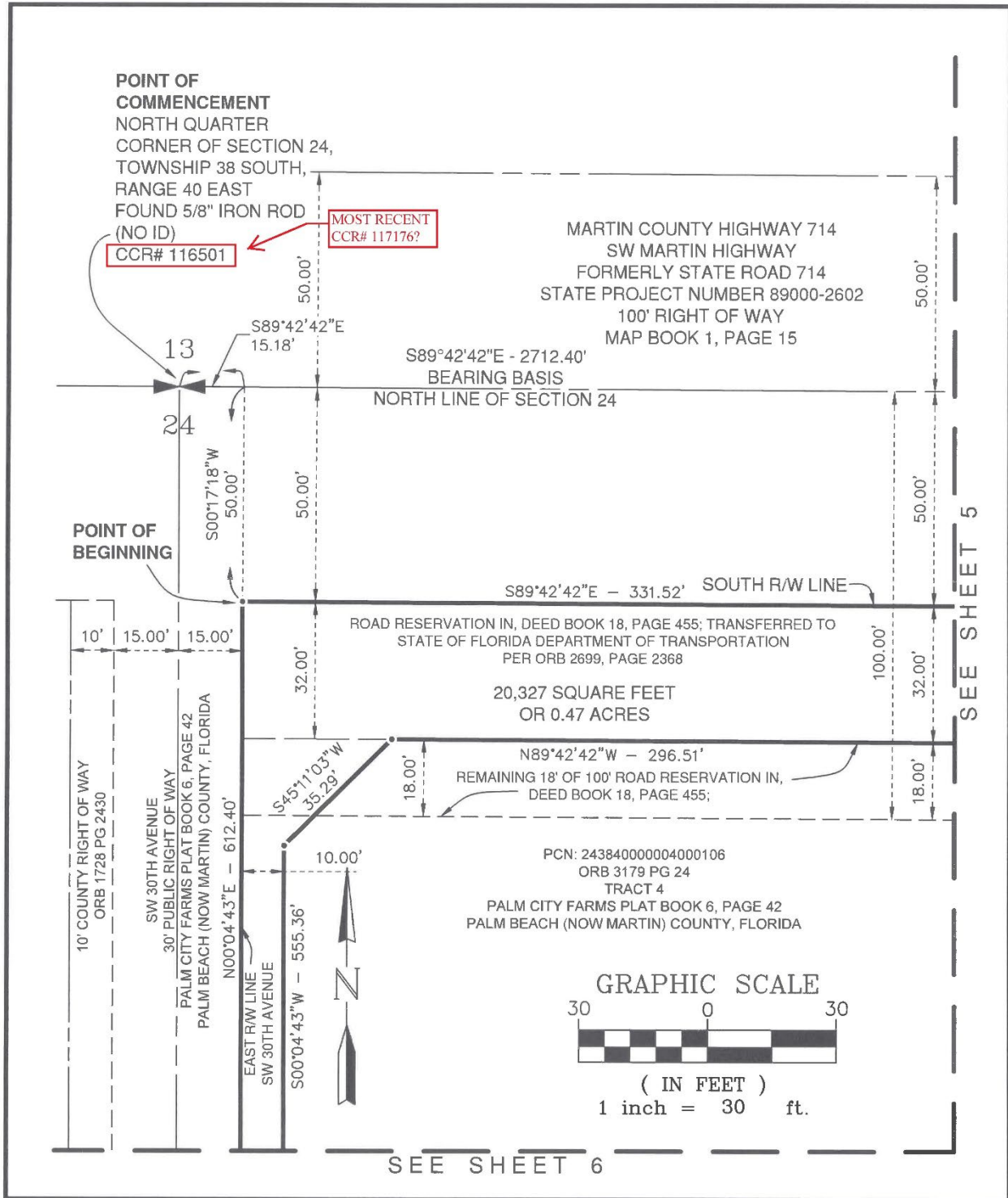
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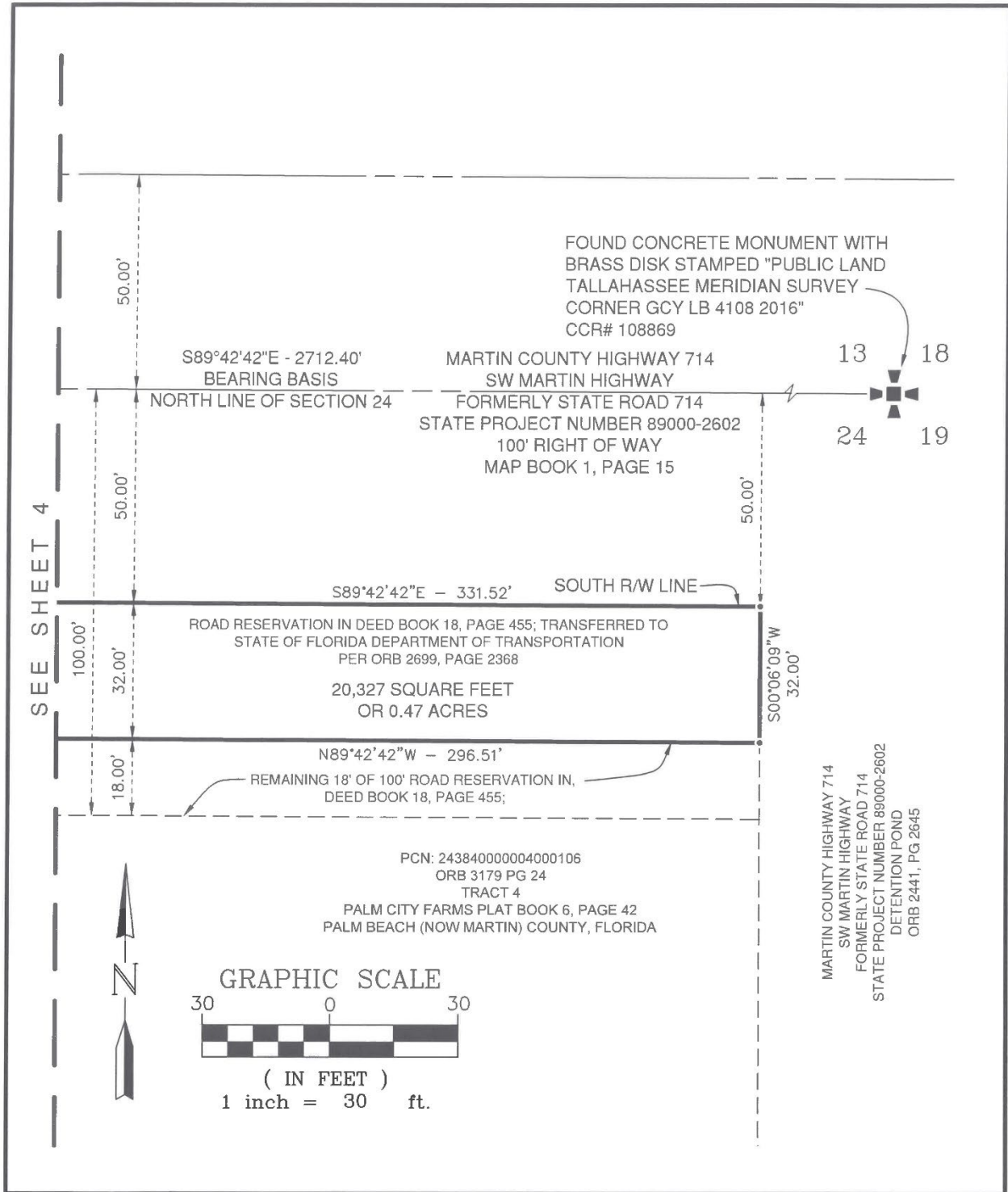
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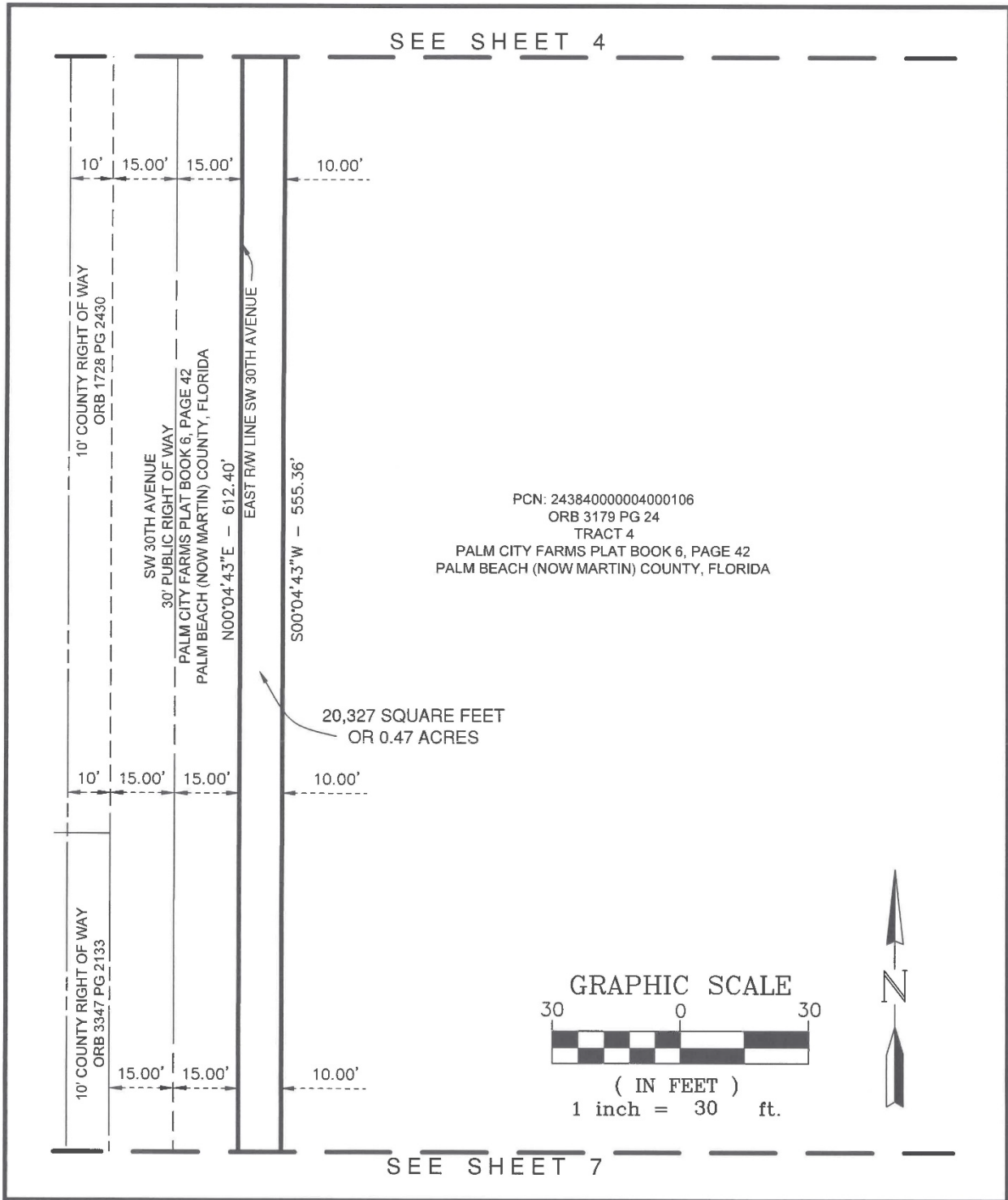
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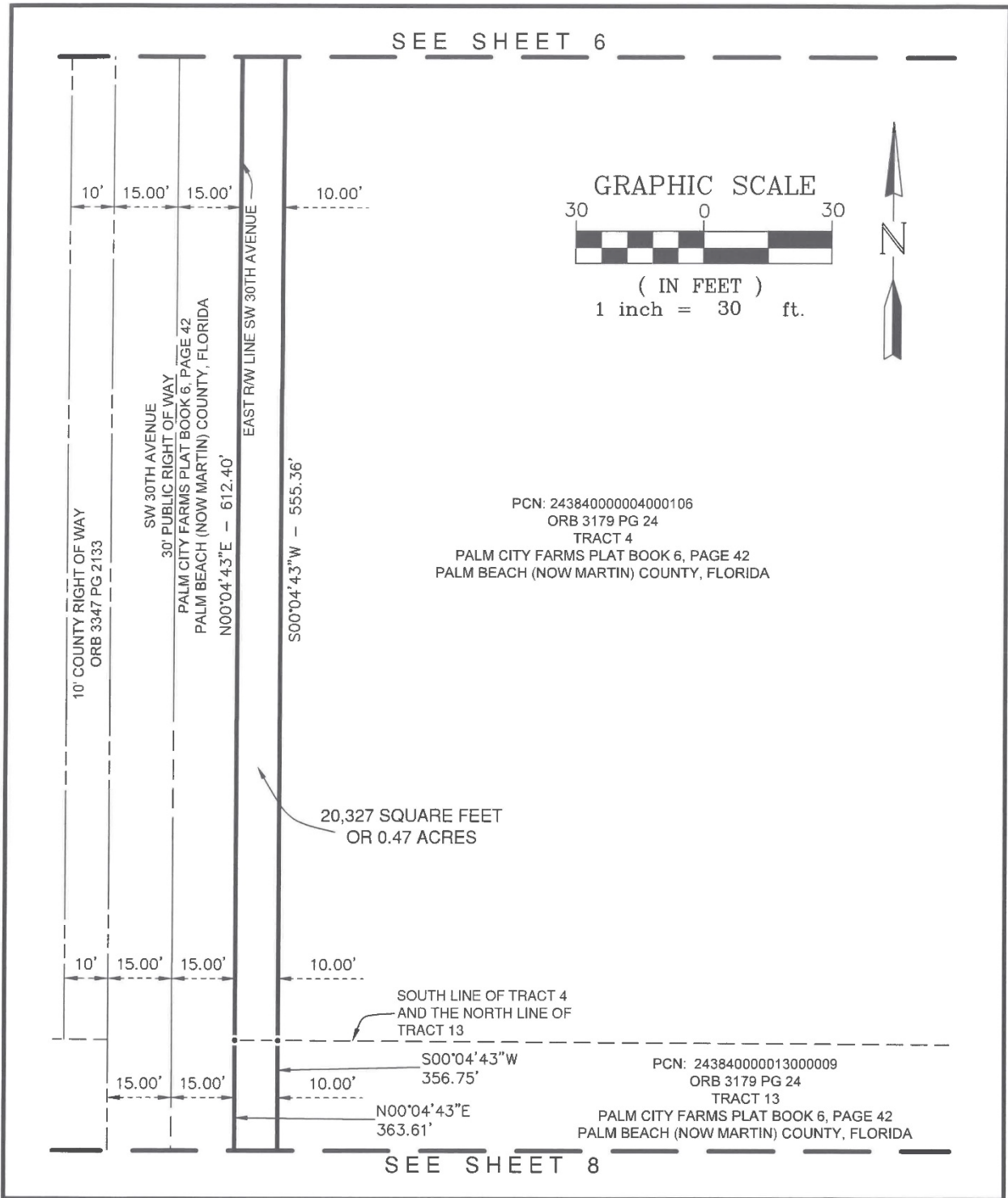
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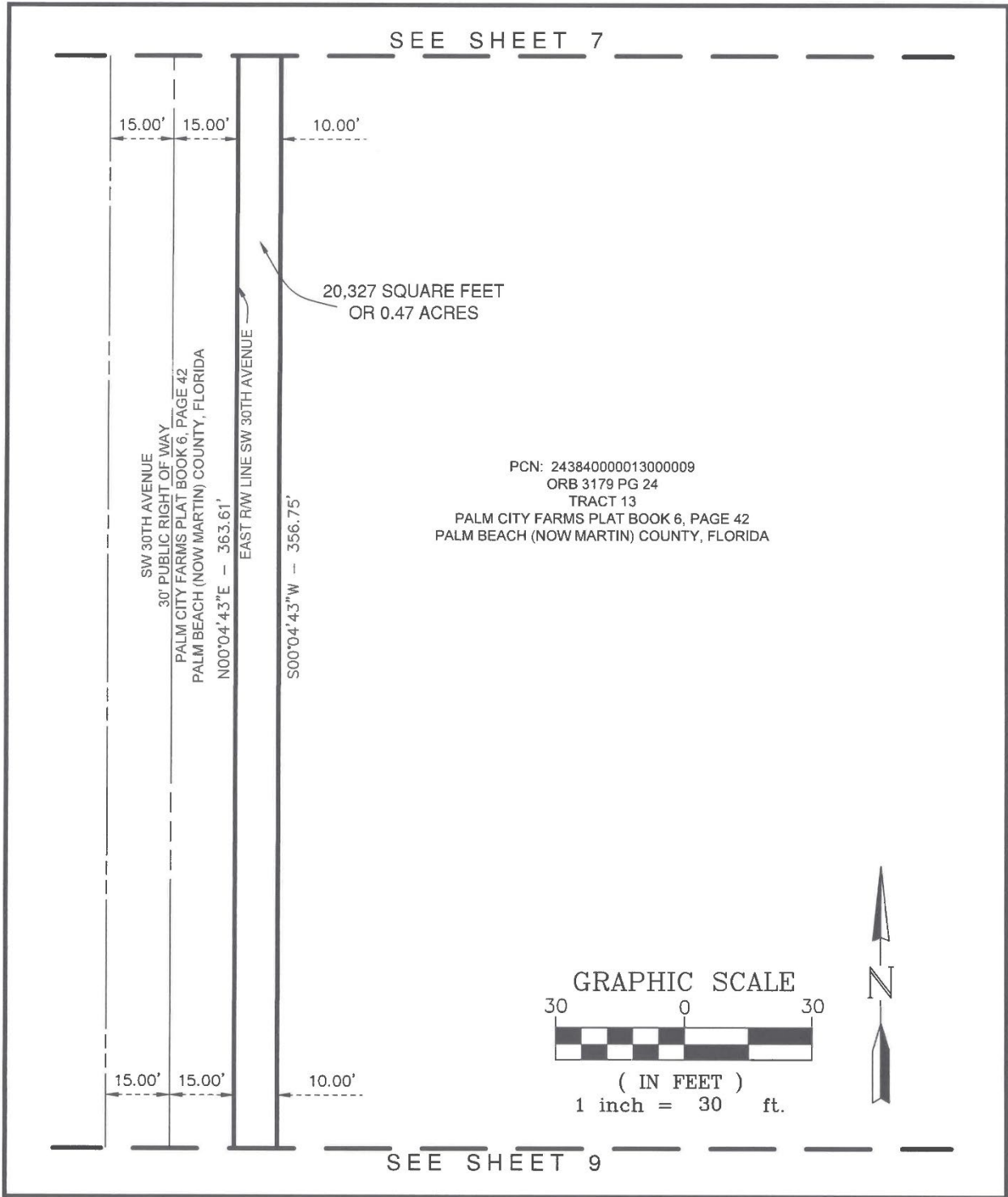
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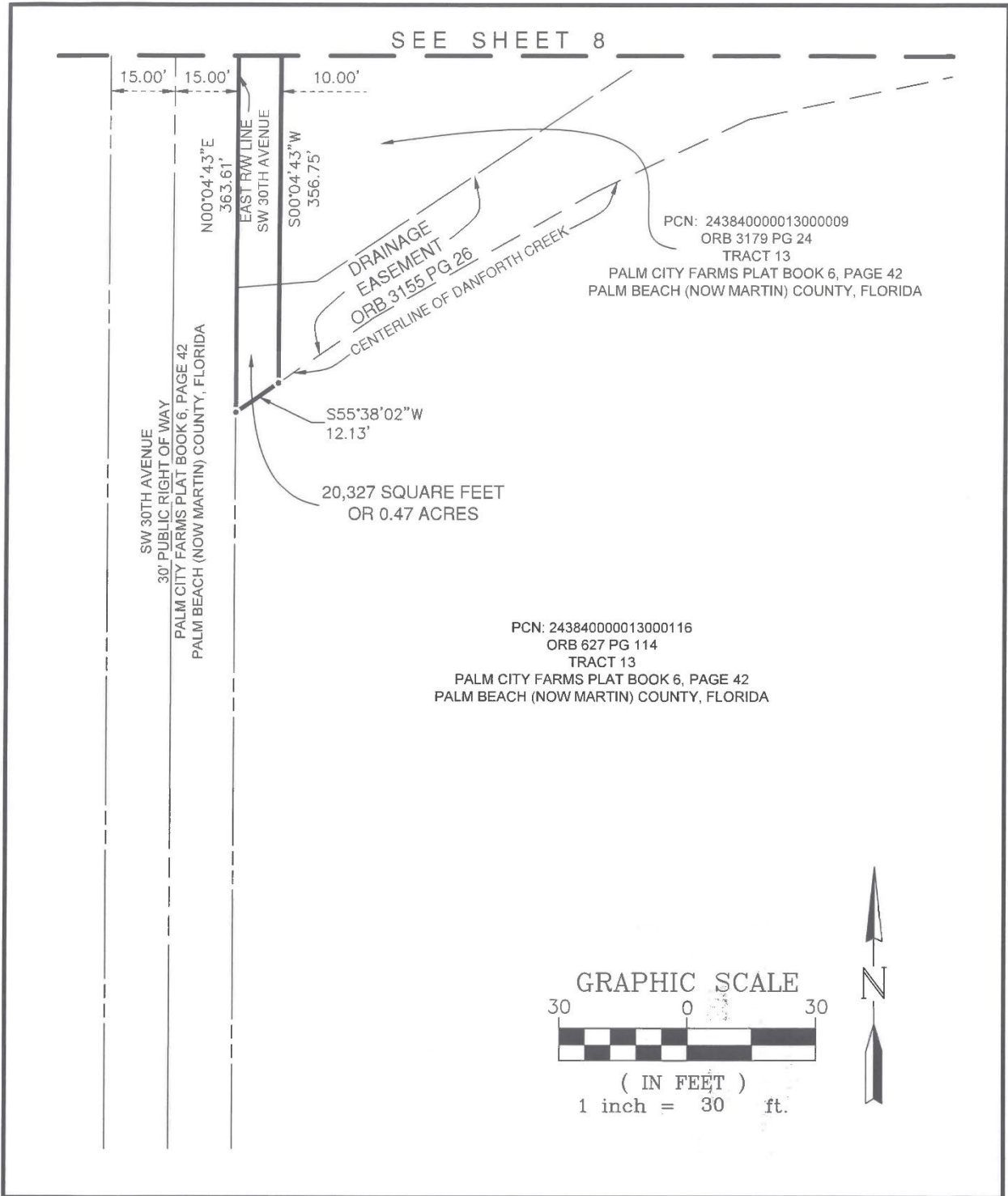
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