



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

SUNSET MEADOW MINOR FINAL SITE PLAN

Applicant:	Curet Family Trust
Property Owner:	Curet Family Trust
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S274-002
Record Number:	DEV202212003
Report Number:	2023_0421_S274-002_Staff_Report_Final
Application Received:	03/08/2023
Transmitted:	03/09/2023
Date of Report:	04/21/2022

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B. Project description and analysis

This is a request by HJA Design Studio, LLC on behalf of Curet Family Trust for a minor final site plan approval to develop 13 single-family lots on approximately 3.62-acres. The property is located at the southwest corner of SW Sunset Trail and SW Hollis Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The property is located within the primary urban services district and will have access to the full complement of public services.

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	Liz Nagal	320-3056	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Liz Nagal	320-3056	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michael Grzelka	288-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Michael Grzelka	288-5920	N/A
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-1200	Comply
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	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:	18-38-41-000-040-00000-2
Existing Zoning:	R2-B
Future land use:	Low Density
Total Site Area:	3.59-Acres

Figure 1
Location Map

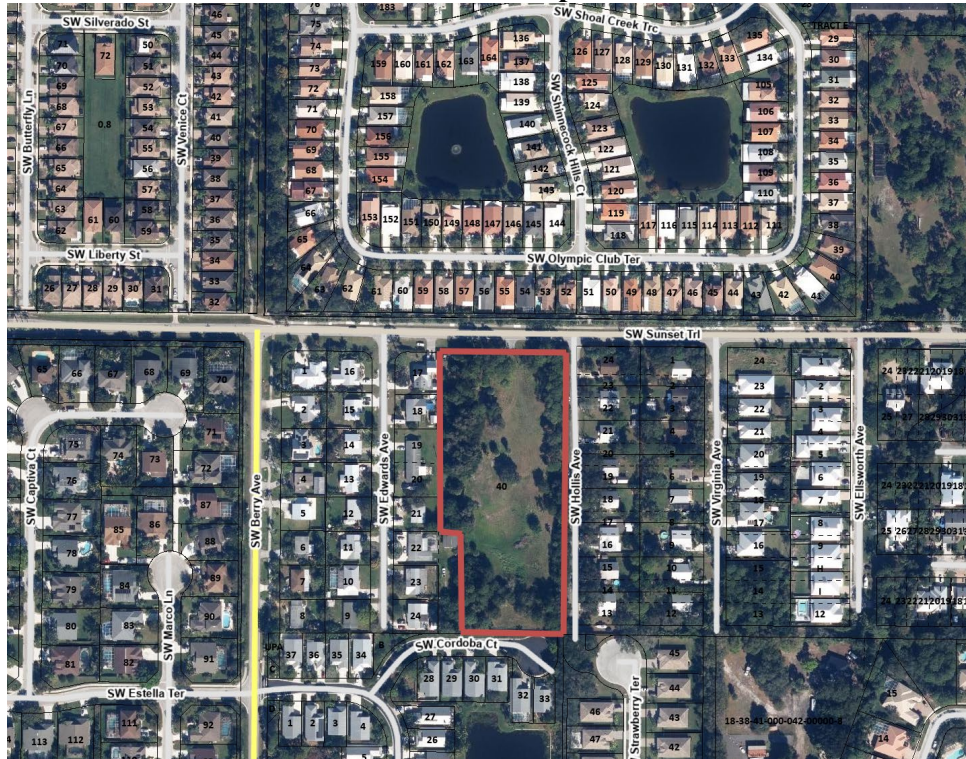


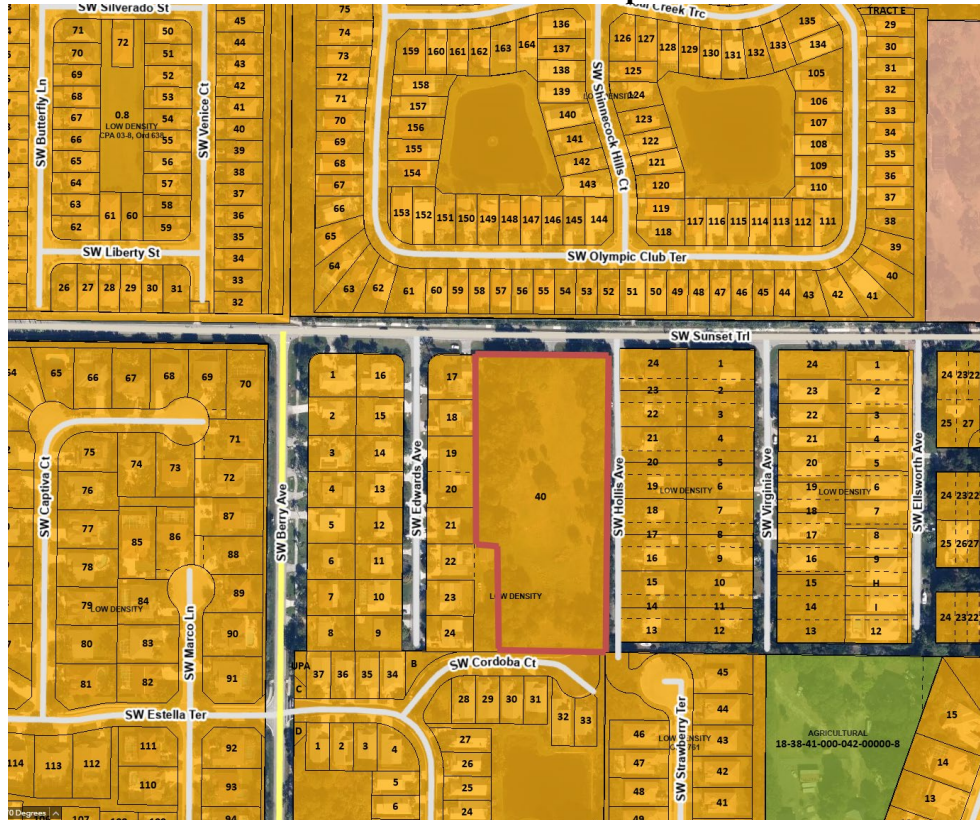
Figure 2
Zoning Map



Zoning districts of abutting properties:

To the north: ROW/PUD
To the south: RM-5
To the east: R-2B
To the west: R-2B

Figure 3
Future Land Use Map



Future land use designation of abutting properties:

To the north: ROW/Low Density
To the south: Low Density
To the east: Low Density
To the west: Low Density

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

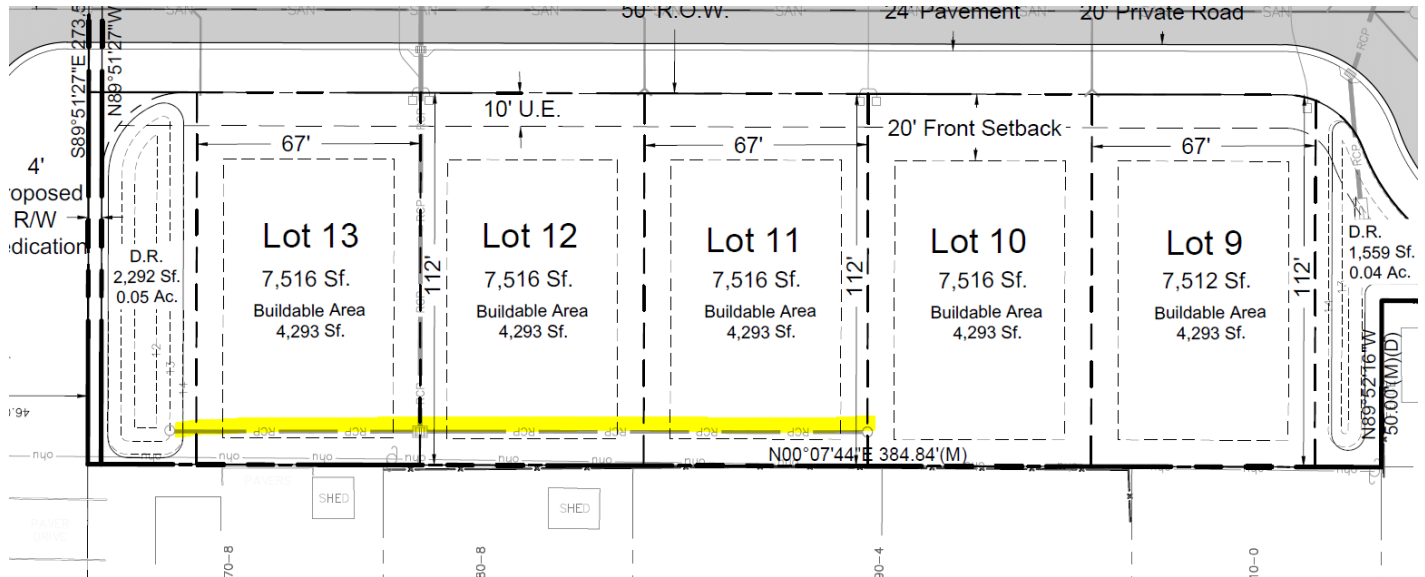
1. Provide an open space exhibit illustrating the separate areas that are counted as open space. Distinguish between lot open space, dry retention areas and common area open space.
2. The lift station is included in stormwater tract in construction plans. This may cause issues with future platting of the property. Please coordinate with utility department.
3. The unity of title legal description and submitted separate legal description should match the current deed legal description (parent tract description). This will ensure the unity of title and legal description attached to the future development order matches the legal description on the proposed final site plan.
4. Please distinguish between the boundary survey and ROW survey (title bar naming convention).

Item #2:

Site Plan Graphics

1. The density calculation should be based on the site property before the ROW dedication (full 3.62-acres). The remaining data should be based on the site area less the ROW (3.59-acres). Please update in narrative as well as on plan.
2. Add a lot width dimension for Lot 6.
3. All lot areas show the buildable lot area with an 8' rear and side setback which would only permit a 2 or 3 story home. This will limit the ability of future lot owners to construct a single family home within the permitted 6' side and rear setbacks for single story homes. As currently illustrated on the lots and in the lot typical plan, any single family home would have to still meet the required setbacks for the 2 and 3-story home.
4. Please illustrate typical driveway on the typical lot.
5. The impervious area does not appear to account for driveways that are outside the buildable lot area. Please account for driveway width on typical lot plan and update open space data as required. As currently proposed, the addition of driveways would appear to reduce the open space under the required 50%.
6. The buildable lot area exceeds the maximum building coverage that is allowed per lot (35%). Please acknowledge understanding that each lot's building coverage will be limited to 35%, and the rest of the buildable area can only be areas that are not counted as building coverage (e.g. uncovered patios). To better illustrate what can truly be built on each lot, please include the applicable required and proposed R-2B standards to the typical lot. This can be a data table directly adjacent to the typical lot illustration. This data needs to clearly indicate the allowable SF of building coverage to not exceed the maximum 35% building coverage. Provide separate data for the SF of other areas within the buildable area.
7. The calculation of lot size based on the lot size dimensions seem to be somewhat different than the labels of the lot SF, perhaps due to rounding. For example, a lot that is $67 \times 112 = 7,504$ SF. The same lot has a label designating the lot as 7,516 SF. Please clarify.
8. List out the required data in acres as well as percentages (e.g. minimum open space of $50\% = 1.76$ acres, include the "1.76 acres" in the data table).
9. Preserved trees on lots appear in the buildable area which creates complications for future lot owners and ensuring the protection of the trees. See landscape comments regarding protection of these trees.

10. Please remove the data line that states “one car garage” and “one car driveway” as this will cause issues with future permits if the lot permit includes a larger garage or driveway, unless all lots will be limited to a single car driveway due to open space requirements.
11. The proposed lift station fence is currently within the site triangle area. See Engineering comments relating to a corner clip.
 - a. The proposed fence can only be thirty inches or less in height, as measured from the adjacent natural grade within the triangular area created within a distance of 25 feet along the front and side lot lines from the point of street intersection of a corner lot.
12. A portion of Lots 10-13 appear to have drainage pipes in the buildable area. This needs to be addressed to not create issues with future lot owner’s building permits.



Item #2: Site Plan Data

1. There appears to be some inconsistencies between the SF labeled on plans compared to the data tables which may result from rounding. For example, the sum of the dry detention labeled on the plan is about 50 SF off from the data, and the lot open space SF is approximately 500 SF less than the data table.
2. The “building coverage” listed under impervious area equates to 37.1%. Please modify this label to not confuse with the maximum building coverage per lot which can only be 35% to make clear this is data for the entire site.
3. Relabel “lot open space” under pervious area/open space to make clear this is applicable to the full site plan, not individual lots.
4. The impervious area does not appear to account for driveway aprons and driveway areas outside of the buildable area which will likely result in less than 50% open space project wide.
5. If the permitted driveway width for the lots due to open space calculations if a one car driveway, please revise the proposed parking data to reflect.

Item #3: Existing Trees

1. Please consider the relocation of the lift station west to preserve existing pines and oak trees that are prominent on the site corner.

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

The proposed project is not within an applicable Future Land Use designation. Therefore, Commercial Design regulations do not apply. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application.

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

Unresolved Issues:

It has been determined that the Applicant is required to dedicate adequate right of way on SW Sunset Trail along the property frontage and it has also been determined that the Applicant is required to dedicate a 25 foot corner clip at the corner of SW Sunset Trail and SW Hollis Avenue.

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 in this submission.

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 provide sketch and legal description (S&L) and an updated ROW boundary survey. The ROW boundary survey was not prepared with the benefit of the Title Commitment. Update the survey to include the Title Commitment information and revisions to both the Boundary Survey and the S&L as per the County's Surveying Division.

See **Attachments I and II** in Section Z of this report.

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

Environmental

Unresolved Issues:

Item#1: Listed Species Information

Please update the environmental assessment (EA) to include the following information regarding listed species:

A specific list created of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site based on the Florida Fish and Wildlife Conservation Commission (FWC) and/or U.S. Fish and Wildlife Service (USFWS) lists or based upon appropriate critical habitat found on site for protected species.

A field survey and map shall be made showing the areas of the site surveyed for listed species identified pursuant to the list of potential species, above. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found.

Landscape

Unresolved Issues:

Item #1:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR).

Remedy/Suggestion/Clarification:

Landscape data appears to be satisfying tree requirements for the entire site, including the lots. Is this the intent? If so, how are the existing trees on the lots going to be protected from future removal by the homeowners?

Some of the street trees are shown in a landscape easement on the lots. Language to protect these trees for perpetuity will be necessary. Is a dedication to be recorded with the plat?

Item #2:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR].

Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.

Remedy/Suggestion/Clarification:

A tree survey and disposition table has been provided. It is appreciated that efforts include preservation of numerous trees, however, please explain why the following trees removals are proposed when other adjacent trees are shown to be protected.

- Tree #'s 74, 77, & 78 are proposed to be removed but tree #75 is to be protected
- Tree #'s 104, 105, & 108 are shown to be removed but tree #'s 103 & 107 are shown to be protected
- Tree #116 is to be removed but #114 is to be protected
- Tree #97 is off-site, why shown to be removed
- The tree disposition summary says tree #25 is to be preserved but is shown to be removed on the plans
- Trees within the northeast retention area are shown to be protected. However, the construction plans indicate that existing soils are to be removed and replaced with soils that meet specifications. How is damage to trees to be avoided?

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

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 Department

Unresolved Issues:

1. How was the average wet season water table elevation previously determined?
2. Roadway design does not meet the minimum roadway (10-year, 24-hour) stage elevation 13.78 as shown on the flood routing [4.843.D.3]

3. Water quality calculations were not provided demonstrating recovery of half of the water quality treatment volume between 24 hours and five days [4.385.F.4]
4. Stormwater calculations show the 25-year, 72-hour storm event stage at 14.27 but the plans call for a minimum perimeter grade of 14.25 and the control structure has a rim elevation 14.0, how is the storm being contained?
5. How does the dry detention area in the north-west corner of the property return to the control elevation of 12.0?
6. The stage storage calculations show storage in the roads starting at 13.25 but the calculations call for the minimum road grade 13.78
7. The soil storage calculation doesn't match the flood routings
8. A weir is shown on the control structure detail, but the flood routings say there isn't a weir
9. Minimum perimeter grade is not met at the entrance to the project
10. Provide additional grades for both the road and the lift station driveway demonstrating that the Sunset Trail roadside drainage will continue to function properly
11. Demonstrate that the perimeter berm along all property lines will match the exiting grade with a maximum of 4:1 slope at the property line
12. Provide a 6-foot sidewalk along SW Hollis Ave with appropriate grading, provide a 6' sidewalk along Sunset Trail between Hollis Ave and the new road with a single raised sidewalk crossing across Sunset Trail per Martin County Standard Detail R-110 A and R-120 A
13. Call out the pavement design in accordance with Martin County Standard Detail R-10 local road
14. Provide Stop/Street sign and stop bar per Martin County Standard Detail R-140 A through R-140 D include the dead-end flag
15. Provide 25 MPH sign per Martin County Standard Detail R-140 A through R-140 D at the beginning of the new road
16. Provide a note on the Earthwork Sections & Grading Detail sheet in the construction plans that states "Upon completion, the owner and/or contractor shall furnish a signed and sealed engineering report certifying the excavation of the restrictive soils layer has been removed and replaced. This report shall be provided to any permitting agency requesting verification of removal and replacement. Please acknowledge that this will be part of the core infrastructure requirements.
17. Provide a typical lot grading detail on the Construction Plans
18. Limits of proposed roadway improvements are unclear, existing and proposed pavement are all shaded the same
19. Add the minimum finish floor elevation to the Final Site Plan and reference the NAVD 88 datum.
20. Show the proposed drainage easements for all the pipes, rear and side lot swales on the Road & Lot Layout plan

21. The configuration of the individual lots/tracts is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed lot lines within the boundary of the Final Site Plan.
22. The configuration of the drainage easements is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed drainage and roadway easements within the boundary of the Final Site Plan, unless the easement is parallel or concentric to a lot line.

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

Addressing

Unresolved Issues:

Please name the street within your subdivision.

The applicant picks the street names during the review. Martin County has a street master list of names already in use on our website that you can use to help you. <https://www.martin.fl.us/AddressingReports>

The Land Development Regulations have rules for determining how the street types are named(suffix). The street type (suffix) is determined by the direction of street. The applicant is allowed to pick the street type name. Below are the codes that will need to be followed when choosing a street type for the named street:

4.768.A. North/south running streets shall be designated "avenue," "court," "drive," "lane" or some other designation beginning with a letter in the first half of the alphabet (A through M).

Electronic File Submittal

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. (2023)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Unresolved Issues:

Item #1:

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

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.

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

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

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

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/Project: Curet Family Trust, Stephen Curet, (772)-349-2420

Project Name: S274-002 Sunset Meadow Minor

Parcel # - 18-38-41-000-040-00000-2

Date: 04/04/2023

Request: Request for a General School Capacity Analysis for Sunset Meadow Minor 13 unit(s) community on 3.62+/- acres, located on SW Hollis Ave.

Student Generation Calculation:

Residential Units	13
Current Student Generation Rate	.1987
Elementary 61 %	1
Middle 22%	1
High 17%	1
Total Forecasted Students	3

School Zone Enrollment & Permanent Capacity:

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

CSA	2022-2023 (as of 10/31/2022) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
Palm City Zone – Elementary (PCES)	614	534	1603
Palm City Zone– Middle (HOMS)	942	922	1344
(MCHS)	2256	2322	1903

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

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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 application that include residential units.

Prepared by:

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131



Martin County School Board
500 East Ocean Boulevard
Stuart, FL 34994

[Print Form](#)

School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: October 6, 2022
Parcel ID#: 18-38-41-000-040-00000-2
Project Name: Sunset Meadow
Former Project Name:
Owner/Developer: Curet Family Trust
Contact Name/Number: Stephen Curet (772)-349-2420
Total Project Acreage: 3.62 Acres
Year 1 of the Build-Out: 0013

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	13	13									
Multi-family											
Apartment											
Townhouse											
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	13	+/- 2,625 SF	TBD	N/A
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

Revised 07/07/2009

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 – Martin County Utilities

Findings – Pending Evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – Martin County 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 – Martin County School Board

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

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 #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #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.

Item #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.

Item #4:

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 certified letter stating that no title transfer has occurred.

Item #5:

One (1) 24" x 36" paper copy of the approved final site plan.

Item #6:

One (1) digital copy of the approved final site plan in AutoCAD drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

One (1) 24" x 36" paper copy of the approved construction drawings.

Item #8:

One (1) 24" x 36" paper copy of the approved landscape plans.

Item #9:

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

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 on the post approval checklist.

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

X. General application information

Applicant: Curet Family Trust, Stephen Curet
4570 SW Oakhaven Lane
Palm City, FL 34990

Owner: Curet Family Trust, Stephen Curet
4570 SW Oakhaven Lane
Palm City, FL 34990

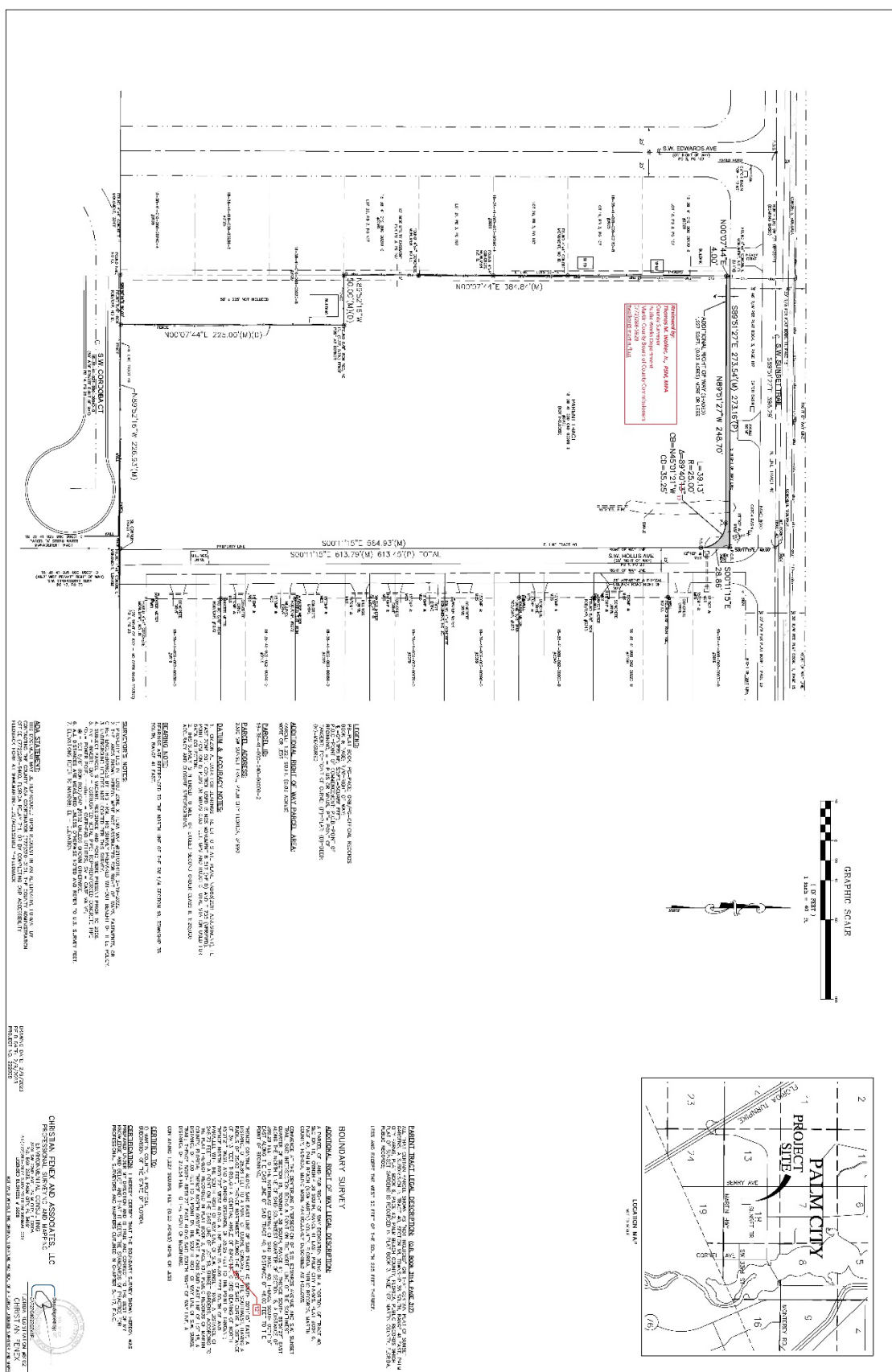
Agent: HJA Design Studio, LLC, Erika Beitler
50 SE Ocean Boulevard, Suite 101
Stuart, FL 34994
772-678-7200
erika@hjastudio.com

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

Attachment I

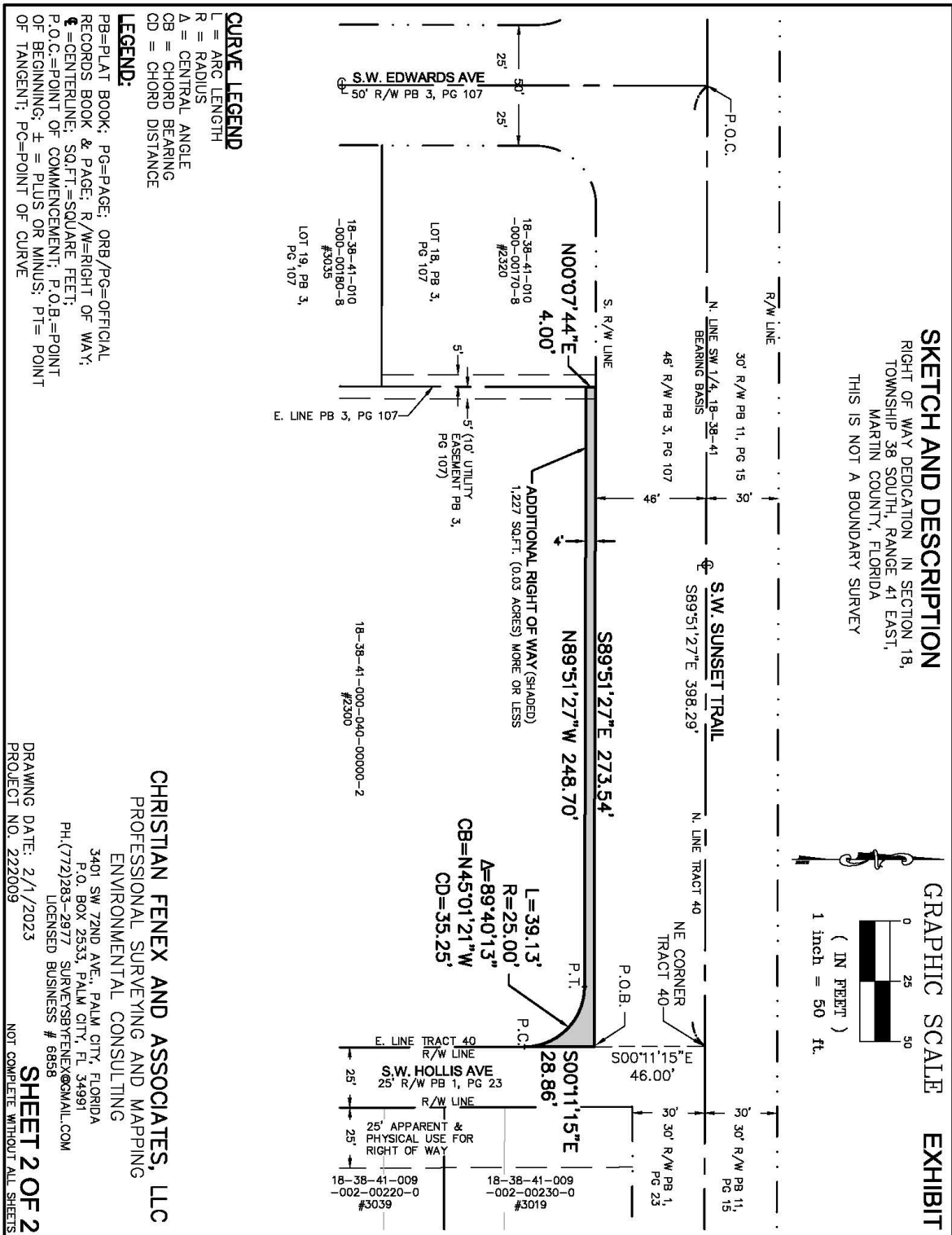
Boundary Survey Redlines



Attachment II

ROW Dedication Sketch and Legal Redlines

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SKETCH AND DESCRIPTION

RIGHT OF WAY DEDICATION IN SECTION 18,
TOWNSHIP 38 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND FOR RIGHT OF WAY DEDICATION BEING IN A PORTION OF TRACT 40, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF S.W. EDWARDS AVENUE AND S.W. SUNSET TRAIL, SAID INTERSECTION BEING A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41; THENCE SOUTH 89°51'27" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 398.29 FEET TO THE NORTHEAST CORNER OF SAID TRACT 40; THENCE SOUTH 00°11'15" EAST ALONG THE EAST LINE OF SAID TRACT 40, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EAST LINE OF SAID TRACT 40 SOUTH 00°11'15" EAST, A DISTANCE OF 28.86 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.13 FEET, THROUGH A CENTRAL ANGLE OF 89°40'15", CHORD BEARING OF NORTH 45°01'21" WEST, AND A CHORD DISTANCE OF 35.25 FEET TO THE POINT OF TANGENT; THENCE NORTH 89°51'27" WEST ALONG A LINE THAT IS 4.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF S.W. SUNSET TRAIL, A DISTANCE OF 248.70 FEET TO A POINT ON THE EAST LINE OF LOT 18, SUNSET GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 107, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°07'44" EAST ALONG SAID EAST LINE OF LOT 18, A DISTANCE OF 4.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. SUNSET TRAIL; THENCE SOUTH 89°51'27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 273.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.227 SQUARE FEET (0.03 ACRES) MORE OR LESS

CERTIFIED TO:

1) MARTIN COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

CERTIFICATION: I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

ADA STATEMENT:

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

EXHIBIT

CURVE LEGEND

L = ARC LENGTH
R = RADIUS
A = CENTRAL ANGLE
CB = CHORD BEARING
CD = CHORD DISTANCE

AREA NOTE:

PARCEL: 1.227 SQ.FT. (0.03 ACRES)
MORE OR LESS

LEGEND:

PB=PLAT BOOK; PG=PAGE; ORB/PG=OFFICIAL RECORDS BOOK & PAGE; R/W=RIGHT OF WAY;
C=CENTERLINE; SQ.FT.=SQUARE FEET;
P.O.C.=POINT OF COMMENCEMENT; P.O.B.=POINT OF BEGINNING; ± = PLUS OR MINUS; PT= POINT OF TANGENT; PC=POINT OF CURVE

SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION PREPARED WITHOUT BENEFIT OF TITLE.
2. THIS IS SKETCH AND DESCRIPTION IS PREPARED TO DESCRIBE A PARCEL FOR ADDITIONAL RIGHT OF WAY DEDICATION.
3. THIS DESCRIPTION IS BASED ON SURVEY BY THIS FIRM DATED 4/20/2022.
4. DISTANCES ARE IN U.S. SURVEY FEET.

BEARING AND COORDINATE NOTE:

BEARINGS REFER TO STATE PLANE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD83(2011)), REFERENCED TO THE NORTH LINE OF THE SW 1/4 SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING

3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH:(772)283-2977 SURVEYS@FENEX.COM
LICENSED BUSINESS # 6858

DocuSigned by:
CHRISTIAN FENEX
5A727C4C27C741E

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

SHEET 1 OF 2

NOT COMPLETE WITHOUT ALL SHEETS

DRAWING DATE: 2/1/2023
PROJECT NO. 222009

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.