



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

COVE ROYALE **3RD AMENDMENT TO THE PUD ZONING AGREEMENT** **REVISED MASTER AND PHASING PLAN** **AND PHASE 2 FINAL SITE PLAN**

Applicant:	KH Cove Royale, LLC (Bobby Knott)
Property Owner:	KH Cove Royale, LLC
Agent for Applicant:	Lucido and Associates, Brian Nolan, AICP, ASLA
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C165-007
Record Number:	DEV2023110003
Report Number:	2024_0308_C165-007_DRT_STAFF_FINAL
Application Received:	12/05/2023
Transmitted:	12/07/2023
Date of Report:	03/08/2024

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B. Project description and analysis

This is a request by Lucido & Associates on behalf of KH Cove Royale LLC for approval of a 3rd Amendment to the PUD Zoning Agreement, including a revised Master/Phasing Plan and Phase II final site plan for the Cove Royale PUD to remove the previously proposed paved road on an existing manmade berm that connected Phase I to Phase II. Alternative access is proposed to Phase II through the private roads within the adjacent Preserve at Park Trace PUD. The subject site is located at 1550 SE Cove Road, on the south side of SE Cove Road, east of SE Grace Lane, approximately 0.14 miles west of SE Ault Avenue, in Stuart. Included is a request for a Certificate Public Facilities Reservation.

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:

Section	Division or Department	Reviewer	Phone	Assessment
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 Sjoholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-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	Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for a major development, with a previously approved master plan, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2023), and requires one public meeting.

The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), 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: 343841001000000903
 Parcel number: 343841000000000101
 Address: 6891, 6970 SE Haven Lane, Stuart
 Existing zoning: Planned Unit Development (PUD)
 Future land use: Estate Density 2UPA
 Nearest major road: SE Cove Road
 Gross area of site: 97.06 acres

Table 1 Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Single-family homes	Rural Density	A-1, RE-2A
South	State Park	Recreational	PR
East	Single-family homes	Estate Density, Rural Density	A-1, PUD
West	Single-family homes	Estate Density, Rural Density	RE-2A, RE-1/2A

Figure 1: Location Map



Figure 2: Subject Site Aerial



Figure 3: Zoning Atlas Excerpt

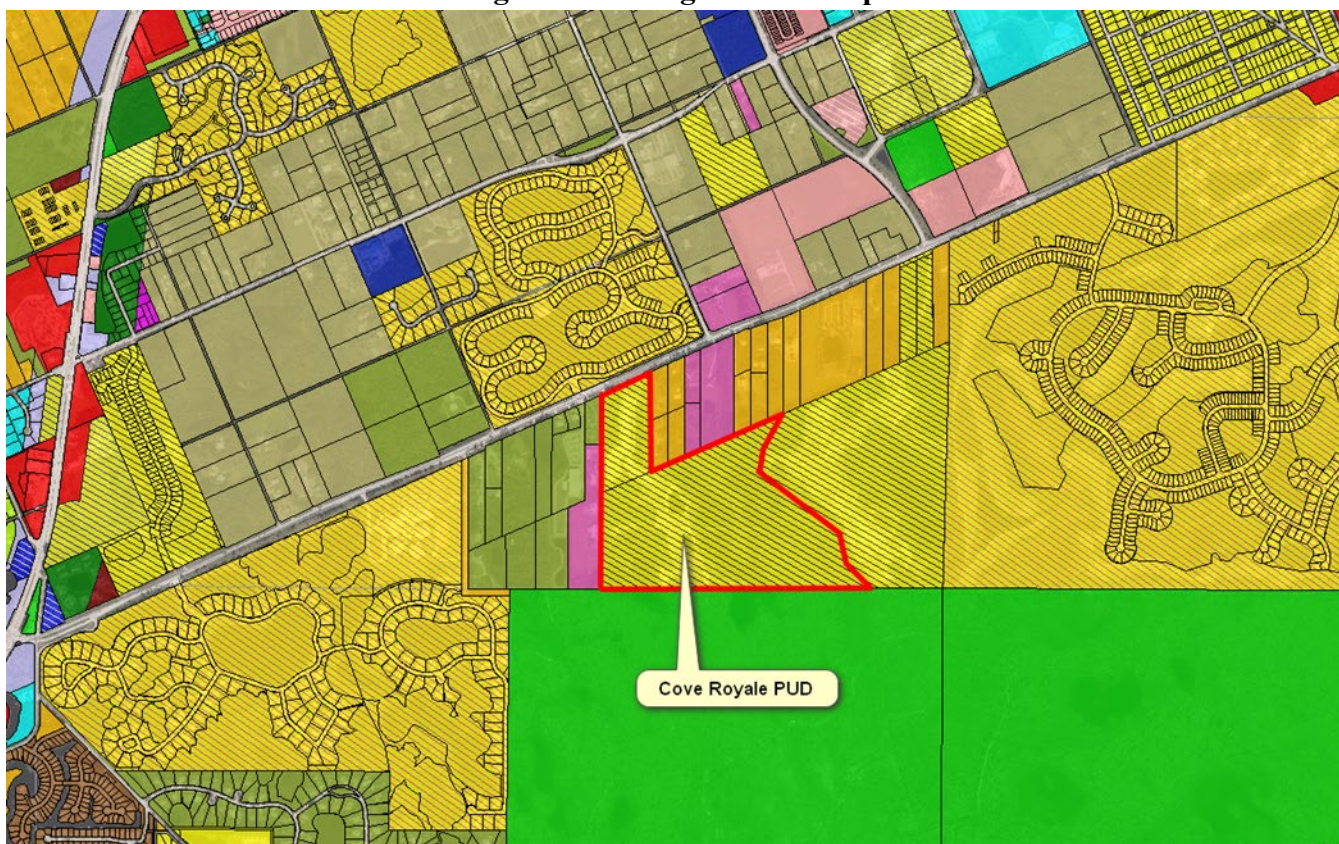
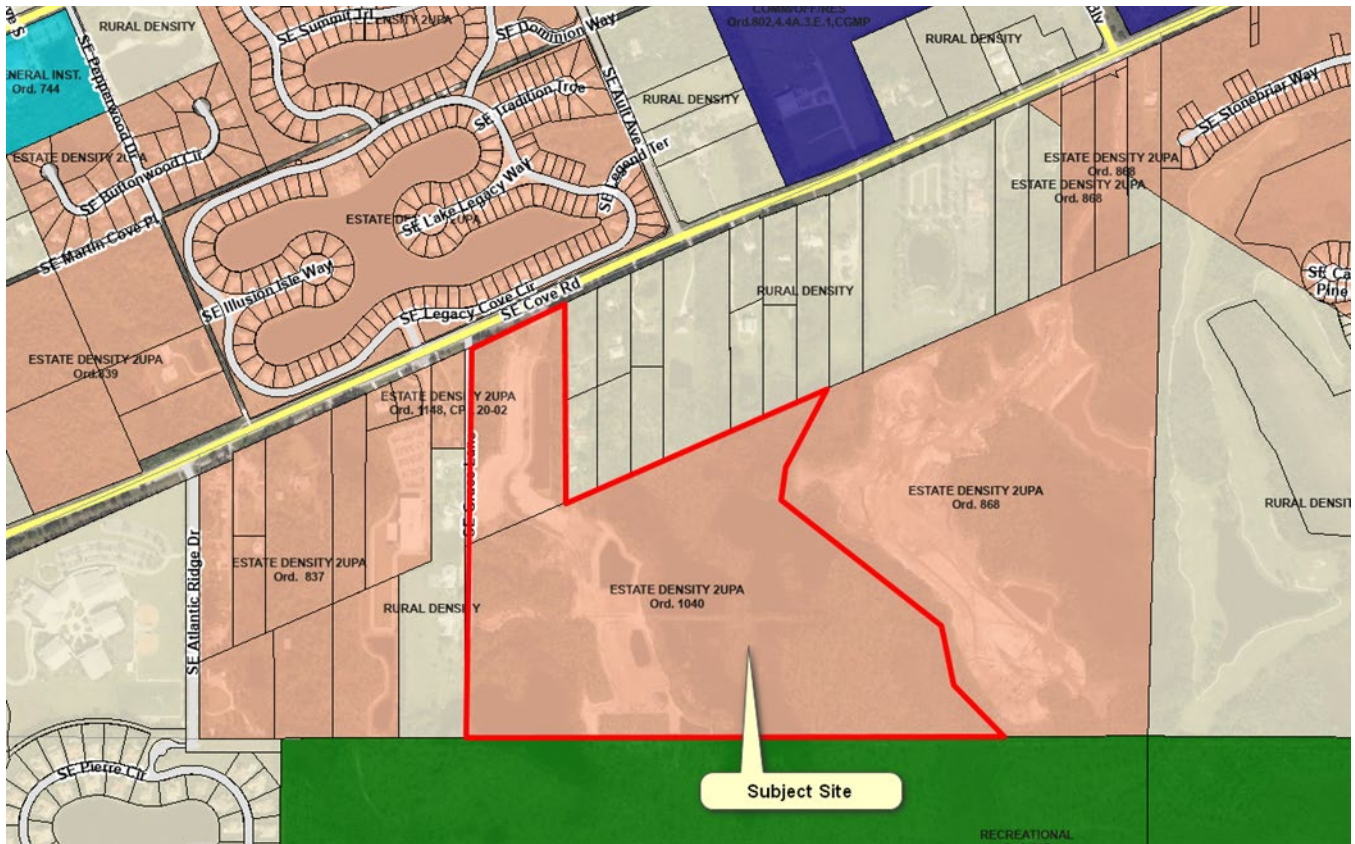


Figure 4: Future Land Use Map



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

Unresolved Issues:

Item #1.

Generic Comp Plan Compliance:

This application cannot be deemed 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.

Informational #1:

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.

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

Unresolved Issues:

Item #1.

PROPOSED MASTER AND PHASING PLAN SITE DATA

1. Data values for “Parcel I.D. Number:” through “Gross Density” are not shown or only partially shown on the electronic copy and hard copy. Adjust information so it is visible.
2. When submitting a revision to an approved plan cloud the original plan and update the drawing revision table. Once approved the clouding and revisions should be removed.
3. Site plan shows road on adjacent property which is not part of this site. Gray these lines.

Item #2.

PHASE 2 FINAL SITE PLAN GRAPHICS

1. Site plan shows road on adjacent property which is not part of this site. Gray these lines. Call out the recorded Book and Page for the easement allowing legal access through the adjacent property.
2. Add a note to the drawing or identify the FFE as minimum FFE
3. The lots are numbered 1-34. Match the lot numbering shown on the proposed Revised Master and Phasing Plan 84-117.
4. Provide a clear and complete phase line boundary with callouts.
5. Provide the lot typical, street tree, driveway and applicable right-of-way details on the final site plan.

Item #3.

PHASE 2 FINAL SITE PLAN SITE DATA

1. Refer to the Master Site Plan for Open Space and Density data and remove from the final site plan.
 - a. Remove Maximum Density
 - b. Remove Gross Density
 - c. Remove Minimum Open Space under Building Data

Information #1:

Notice Of Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall

be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

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.

WETLAND WAIVER - ACCESS TO UPLANDS

As part of review of this PUD amendment, a wetland waiver for access to uplands shall be submitted for this project along with \$440 application fee. In addition, a wetland waiver will be needed for the Preserve at Park Trace development that connects to phase 2 of this development which must be reviewed concurrently. If approved, the waivers are the instruments that authorize wetland and wetland buffer impacts for both projects in order to construct the accessway and approve the wetland mitigation required to offset the spatial and functional impacts to wetlands.

In this application, it appears the request to remove the existing earthen berm to create wetlands and wetland buffers will be the mitigation to offset the wetland impacts. The wetland waivers shall include a wetland impact analysis and mitigation plan for staff to review.

Item #2.

MASTER AND FINAL SITE PLAN (PHASE 2)

The master and final site plans show proposed access to phase 2 from the east that traverses through established preserve area and PAMP for Cove Royale. Please label these areas as an impact to the wetland and wetland buffer and quantify the impact on the label and in the preserve area data table on the phase 2 final site plan. It shall also be called out in the data table as wetland (removed for access) and wetland

buffer (removed for access). The master and phasing plan doesn't need to show the impacts, but all the wetland and wetland buffer acreages in the table shall be consistent with both the final and master plans.

Item #3.

CONSTRUCTION PLANS

The construction plans show the existing berm/fill material is not proposed to be removed from the wetland buffer restoration areas. Please revise the plans to show that all fill material will be removed from the restoration areas and graded back to natural grade to be consistent with adjacent elevations within the wetlands and wetland buffers.

Item #4.

AMENDED PAMP

The proposed PAMP amendment provides a replanting plan for the wetland restoration area, but does not include cross-sectional details on expected/target elevations for the wetlands or wetland buffers. Please provide this information to be part of the PAMP. Please also include the wetland buffers to be restored and associated replanting/grading plans for these areas. The construction plans show the berm will be left in place within the wetland buffers which will also need to be revised to show complete berm removal from the wetland and wetland buffer areas.

Landscaping

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). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Remedy/Suggestion/Clarification:

Correct site data for Type 2 Buffer as detailed in Item #2 below.

Item #2.

LANDSCAPE BUFFERYARD REQUIREMENTS

Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Type 2 bufferyard: A 25-foot-wide landscape strip with a six-foot-high, opaque fence or wall. At least one tree and ten shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least ten feet in height with a two-inch caliper.

Remedy/Suggestion/Clarification:

Site data indicates that the ½ Type 2 Buffer along the south property line only requires 6 trees and 171 shrubs. This buffer is 675+ linear feet long by 12.5' wide = 8,437 sq ft. of buffer area, not the 1,825 sq ft stated in the site data. If a screen wall is not to be installed and a vegetative screen is to be utilized instead, the 8,437 sq ft. buffer/300 sq ft requires establishment of 28 trees and 788 shrubs.

Only 6 trees are indicated and no leader to indicate any shrub plantings.

Please revise to demonstrate compliance.

Item #3.

LANDSCAPE BUFFERYARD FENCE, WALL, BERM

Please demonstrate compliance with the following criteria for landscape bufferyards [Section 4.663.B.8., LDR]:

4.663.B. Bufferyard requirements

8. Use of bufferyards.

a. Utilities, easements, septic drainfields or other physical improvements shall not be placed in bufferyards, unless approved by the Growth Management Director based on good cause shown.

Remedy/Suggestion/Clarification:

The new retaining wall shown within the Type 2 buffer cannot be constructed within this buffer. The buffer is required to protect and shield wildlife within the Atlantic Ridge Park, this retaining wall must be constructed at the lot property line and the full 12.5' width of the buffer planted.

Item #4.

STREET TREE EASEMENTS

Add the lot detail approved with the prior plans that establish requirements and protections for street tree location and establishment.

Item #5.

LANDSCAPING PROPOSED IN EASEMENTS

Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

"Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

Please provide documentation of justification and cause for consideration of approval of landscaping in required bufferyards that is encumbered by easement and/or utilities. Section 4.663.B.5., LDRs provides that utilities, easements, septic drain fields or other physical improvements shall not be placed in landscape bufferyards, unless approved by the Growth Management Director based on good cause shown.

Provide copies of recorded easements where any landscaping is proposed, identifying the easement holder that is to provide the written permissions, as required above.

Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

Remedy/Suggestion/Clarification:

Identify all utility easements that may impact landscape areas and provide written permissions as applicable.

Item #6.

PRESERVE AREA INTERFACE REQUIREMENTS

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

Remedy/Suggestion/Clarification:

An area that has been identified to be a wet Detention/Lake has been added to the site plan. The Control elevation indicates only a 1.68' depth but the construction plan cross-sections indicates that the lake is 15 feet in depth.

Please clarify. If this is to be a lake, provide littoral zones and a LAMP.

If this is a "dry retention" area show native plantings within this and all other dry retention areas.

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 is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32 (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 Services Division

Unresolved Issues:

Division 9: Stormwater Management

1. Include the Martin County LDR Design certification language (LDR Section 4.384.A.2) to the stormwater report.
2. Provide typical section for dry detention area.
3. Provide details and specifications for the removal of hardpan under dry detention areas. Additionally, please acknowledge that the removal of the hardpan layer must be certified prior to issuance of building permits.
4. Add the label “minimum” to the finished floor elevations shown on the Final Site Plan and Construction Plans.
5. The proposed Finished Floor Elevations are inconsistent between the Construction Plans and Final Site plan.
6. Provide a post development basin map including all related flow paths, final outfall, and location of perimeter berm.
7. Identify the location and elevation for the perimeter berm on the Construction Plans. Add a line type for the berm in the legend in the Construction Plans
8. The top of bank for lake 1 is 18.20-feet NAVD88, the proposed grades at back lots 1-4 are 18.00-feet NAVD88, demonstrate how water will be collected in the lake with no yard drains proposed.
9. Although a typical lot grading detail was provided, the rear to front lot detail is inconsistent with the proposed grades on the construction plans. Revise or clarify for consistency. Additionally, provide additional details on the plan view (proposed grades at mid point of lot lines) consistent with the typical lot grading detail.

Division 19: Roadway Design

1. Provide the street names on the Final Site plan and Construction Plans. Identify road ownership and maintenance responsibility for each street on the Final Site Plan.
2. Provide supporting documentation for construction within the Preserve at Park Trace Development.
3. Provide supporting documentation for permanent legal access through the Preserve at Park Trace Development.

Development Order

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

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

Addressing

Unresolved Issues:

You must name the new street in Phase 2 of this project.

You are the one who picks the street names for your project during the review. We have 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>

Our Land Development Regulations have rules for determining how you name the street suffix. The street suffix is determined by the general running direction of the street. This direction is based on the standard North, South, East, West orientation of your site plan. You are allowed to pick the street suffix name. Below is the code that you will need to follow when choosing a street suffix for your 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).

4.768.C. Roads, highways, parkways, expressways, and boulevards. Only major thoroughfares shall be designated "boulevard," "expressway," "highway," "parkway" or "road." These terms may be used regardless of street direction.

Electronic File Submittal

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

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 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

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

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

Concurrency was determined during the initial PUD project C165-002.

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 following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - pending

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider - Martin County

Findings - pending

Source – Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item	Description	Requirement
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 and Final Site Plan	One (1) copy 24" x 36" of the approved master and 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 site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Approved Engineers Opinion of Probable Cost	Two (2) originals of the Engineer's Opinion of Probable Cost, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
10.	Engineer's Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
11.	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.

Item	Description	Requirement
12.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
13.	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 meeting. 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	\$13,800	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

* 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: KH Cove Royale, LLC
Bobby Knott
105 NE 1st Street
Delray Beach, Florida 33444
561-777-4046
bknott@kolter.com

Owner: KH Cove Royale, LLC
Bobby Knott
105 NE 1st Street
Delray Beach, Florida 33444
561-777-4046
bknott@kolter.com

Agent: Lucido & Associates
Brian Nolan, AICP, ASLA
701 SE Ocean Boulevard
Stuart, Florida 34994

772-220-2100
bnolan@lucidodesign.com

Engineer of Record: Engineering Design and Construction, Inc.
David Baggett
10250 SW Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
7772-462-2455
davidbaggett@edcinc.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

Z. Attachments