



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

BARON LANDINGS MULTIFAMILY FLORIDA STATE STATUTE LIVE LOCAL ACT REVISED FINAL SITE PLAN

Applicant:	Baron Landings, LLC
Property Owner:	Baron Landings, LLC, Jeremiah Baron
Agent for the Applicant:	HJA Design Studio, Todd Troxell
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	G076-010
Record Number:	DEV2024020005
Report Number:	2024_0320_G076-010_Staff_Report_Draft
Application Received:	02/21/2024
Transmitted:	02/22/2024
Date of Report:	03/20/2024

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B. Project description and analysis

This is a request by HJA Design Studio on behalf of Baron Landings, LLC for final site plan approval to develop four multifamily buildings with 308 residential units and related infrastructure, with an overall density of 14.9 dwelling units per acre. The subject parcel is proposed to be developed utilizing the Florida Statutory Reference for the Live Local Act.

According to Senate Bill 102, Live Local Act, a county must authorize multifamily residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. A zoning or land use change is not required. The density cannot be restricted below the highest allowed density on any unincorporated land in the county where residential development is allowed, and the height can not be restricted below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher. In this particular case, 15 du/ac and 4 stories is permitted.

The approximately 21.40 acres property is located generally north of 6801 S Kanner Highway, north of SE Cove Road and south of SE Salerno Road on the rear portion of the property which was formerly part of the "Golf World" outdoor recreational use. Included 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	Non-Comply
H	Community Redevelopment	Liz Nagal	320-3056	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjolholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Non-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	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-1200	Comply
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Pending

D. Review Board action

As authorized under the Senate Bill 102, Live Local Act, this application complies with the threshold for processing as a minor development, pursuant to the Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action 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.

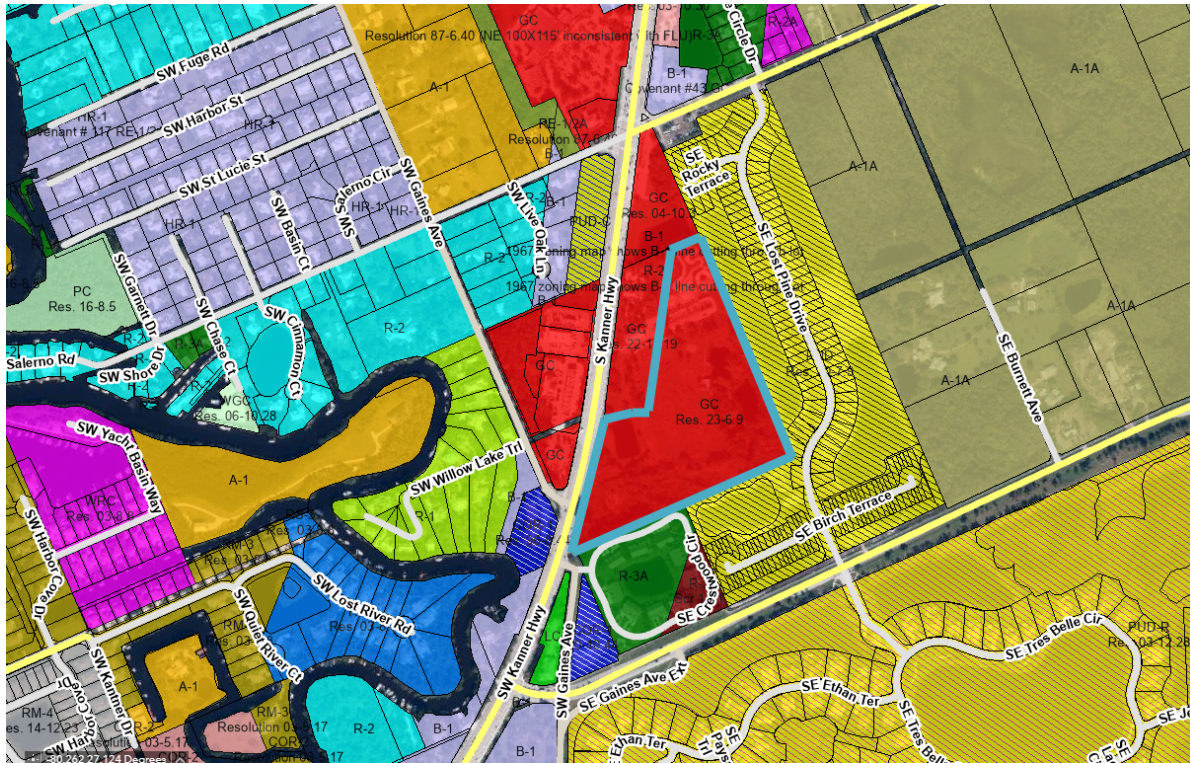
E. Location and site information

Parcel number(s) and address:	553841000043000302
Existing Zoning:	General Commercial (GC)
Future land use:	Commercial General
Total Site Area:	21.40-Acres

Figure 1
Property Location Map



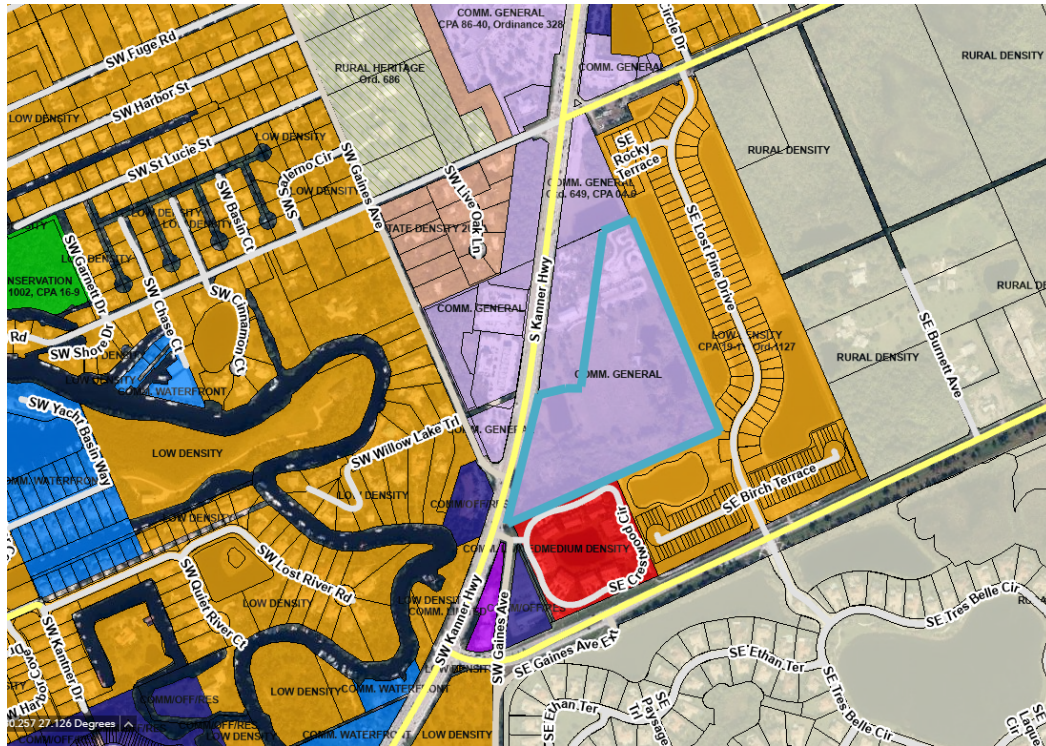
Figure 2
Zoning Map



Zoning districts of abutting properties:

To the north:	General Commercial
To the south:	PUD, R-3A
To the east:	PUD
To the west:	General Commercial

Figure 3
Future Land Use Map



Future land use designation of abutting properties:

To the north:	Comm. General
To the south:	Comm. General
To the east:	Low Density
To the west:	ROW

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:

Plan Consistencies

1. Please revise where necessary for consistency with the commercial project (e.g. sidewalk connections, boardwalk within the PAMP area).

2. Please utilize most recent commercial drawing.
3. The construction plans don't include reference to the fountain, sculpture, or benches within the civic open space.
4. The construction plans have a wave bicycle rack detail that does not match the detail on the site plan details. The inverted U bike rack should be used to meet Commercial Design requirements. Please revise.
5. The site plan does not reference the gravel trail around lake 2 that is included on the construction plans.
6. Some benches shown on the site plan are missing from construction plans.

Item #2:

Site Plan Graphics

1. Please add word "Revised" to title bar for "Revised Final Site Plan" as this was previously the Golf World PUD development.
2. The commercial project references multiple lots to be part of a future plat. The residential parcel would be a lot that is part of this plat. Please coordinate with the commercial project to designate/label a future lot number that will be part of this future plat.
3. It is not clear that the dry detention on the west side of the commercial project is not part of the subject multifamily project, please include label to distinguish.
4. Please include a dumpster enclosure and bench detail on detail sheet.
5. The pole height was not found in construction or photometric plans. Please include light pole and fixture detail on site plan detail sheet. Show compliance with maximum pole height requirements of Division 20 (20' in parking lots, 15' in non-vehicular pedestrian areas).
6. Please include detail of proposed public art fountain as part of the civic open space requirement in Article 4, Division 20.
7. Please include shade trees within the civic open space and around the property adjacent to any benches, instead of species like date palms and clusia trees which may not provide sufficient shade.
8. Please include some dimensions from the rear property line to the proposed Building 2 and/or 3 and dimension from commercial property line to the clubhouse, and from the side property line to building 4 to match future permitting.
9. The dog park is very close to the pool, playground and residential units. Consider relocating to separate the uses for the residents enjoyment.
10. Consider options of incorporating a path to connect to proposed boardwalk and dog walk, improving pedestrian circulation, meeting the intent of Objective 4.10E, MC CGMP.
11. Consider reducing the parking space depth on the eastern boundary to 18' allowing a 2' overhang, reducing impervious area and adding additional space to help with grade changes
12. Consider whether the ADA spaces are properly distributed.

Item #3:

Site Plan Data

1. Under the proposed use data line or other appropriate area, please include the Florida Statutory Reference for the Live Local Act.
2. Please include required and provided bicycle rack and bench data (requirement: 1 rack and 1 bench or equivalent seating area for every 25 units, 4.873.B.b).
3. Please include a note that the civic open space will be privately maintained but open to the general public and not fenced/gated off.

Item #4:

Photometrics

1. Where outdoor lighting is provided on a nonresidential parcel or on a street, the maximum incidental light spillage onto a nearby residential parcel shall be 0.2 footcandles as measured at eight feet above average grade at the property line of the receiving parcel. (Art 3, Div. 4, Sec. 3.208)
 - a. Please demonstrate compliance along property lines.

Item #5:

Resubmittal Documents

1. Please include revision dates on all resubmitted plans (architectural, landscape, site, construction, etc.)

Draft Condition of Approval:

1. The project is proposed utilizing the Florida Senate Bill 102 provision to allow residential uses in an area zoned for commercial use. Therefore, 40 percent of the units must be affordable as defined in section 420.0004 for a period of a least 30 years. The appropriate paperwork including Household Income Certification and Rental Application Checklist will be required at time of post approval.

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

Unresolved Issues:

Item #1:

1. Primary façade shall mean any building elevation which provides a primary resident entrance or visible from a street. The following are considered primary facades:
 - a. Building 1: east and west
 - b. Building 2: west and south
 - c. Building 3: west and east.
 - d. Clubhouse: west and south

Please distinguish on the elevations which facades are primary facades for the different buildings, as they are all different based on the definition of primary façade.

2. Please label the four design features for each primary façade on the elevations (Art. 4, Div. 20, Section 3.872.B.1.a). From initial review, four elements have not been identified on primary façades.
3. The requirement to have a clearly defined, highly visible entryway for resident entrances is not presented (4.872.H.). Please include clearly defined entryways.
4. Please include exhibit showing compliance with the transparency requirement of 4.872.B.5.
5. Include window detail that shows compliance with the window framing/detail requirements of Section 4.872.B.6.
6. Include cornice treatment detail to show compliance with 4.872.G.
7. Include roof plan or otherwise demonstrate compliance with mechanical roof equipment screening requirements of 4.873.D.

Item #2

Site Design

1. As designed, the site is not meeting some building orientation and civic open space regulations from Article 4, Division 20.
 - a. The site as designed has a massing of buildings grouped into a large block around Lake 2, is not broken up into a series of smaller blocks (4.872.D.10). The four rows of parking at the entrance to the multifamily (end of the access easement area) does not meet the parking regulations to “reduce the visual impact of parking uses” (4.872.F). The design of this parking lot would result in a view from the entrance off of SW Kanner Highway of a large parking lot.
 - b. Civic open space: The design and location offset to the south of the main access does not effectively integrate the space into the surrounding community, and is surrounded on all sides by vehicular area, which presents issues for general public access. (4.872.D.3.a *...civic open space area...designed to be integrated into the surrounding community and is open to the general public*, 4.872.D.3.b *...civic open space shall not contain vehicular parking or access ways*). One consideration could be incorporating the public art into a roundabout, with well integrated civic open space around it focusing on the NE and SE sides of the outlets. This could effectively integrate the area into the commercial area as well.
2. Trees shall be planted at intervals no greater than 50 feet at a minimum planting height of 16 feet along pedestrian ways to provide shade. Some portions of sidewalks are not meeting this requirement for height, and the tree species would not provide sufficient shade (e.g. Silver Bismarck Palm at entrance from commercial portion).
3. The bicycle racks could be better located within 50 feet of main entrances to multifamily buildings (main corridor entrances).

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

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: Preserve Areas and PAMP

The preserve areas will be established and the PAMP approved with the commercial application currently under review on this property. If/when these projects are approved and platted, who will be responsible for the short and long term maintenance of the preserves and compliance requirements in the PAMP? Will a POA be created to maintain these preserves or will the preserve areas be the responsibility of the commercial POA or the residential HOA? Please explain.

Landscape

Unresolved Issues:

Item #1:

Interior Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.
3. Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.
4. Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median, planted singly or in clusters with tree locations not more than 60 feet apart.

5. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]

Remedy/Suggestion/Clarification:

- a) Please dimension parking islands and medians.
- b) Required Interior Vehicular Use Area (IVUA) planting areas do not appear to meet the minimum requirements. Please provide an exhibit that identifies where the minimum #45 - 500 sf areas are located. Note that parking islands can only qualify to meet this requirement if they meet minimum size.
- c) Trees located in parking islands are in addition to the above IVUA required trees. If islands meet the 500 sf size, they can be utilized toward satisfaction of this requirement.
- d) Trees within 7 feet of pavement, curbs, sidewalks, or utilities shall utilize root barrier. The landscape detail only indicates use of root barrier when within 7' of utility. Revise detail to include other structures.

Item #2:

Landscape Bufferyard Fence, Wall, Berm

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

1. Berms used in place of the fence or wall requirement shall have no more than a three-foot horizontal to a one-foot vertical slope. Berms may be used in combination with fences or hedges to achieve the minimum six-foot-high 100 percent opaque requirement.

Remedy/Suggestion/Clarification:

- a. The western Type 3 buffer is being shared with the commercial site. Plans for both projects indicate installation of a fence. Which project is to provide this fence? Please coordinate.
- b. A perimeter berm is shown on this site; no grades are shown on plans for the commercial site, but the commercial parking lot is over a foot higher than the proposed height of this berm which is shown to match the off-site grade at elevations between 8.85 and 10.62. See cross-sections AA and LL. Is this going to result with a swale being in the middle of the buffer? Please coordinate with the adjoining project to establish a cohesive buffer design. Perhaps one perimeter berm can be shared by the 2 projects.
- c. The cross-section (BB) through the northern buffer in the area of existing trees shows cutting and filling. These grades will need to be adjusted in the field to protect these trees. A similar situation occurs within the south buffer where there are existing trees. See cross-section (FF).

Item #3:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.

2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

Protected trees are not shown on the demolition plans. Add tree locations, barricade requirements and detail to the construction plans.

Item #4:

Additional Landscape Condition

Lake Littoral and Upland Transition plantings.

LITTORAL PLANTING REQUIREMENTS

Remedy/Suggestion/Clarification:

The lake cross-section provided on the construction plans does not identify the upland transition zone (UTZ) . Please label on the cross-section.

A Lake Management Plan (LAMP) has not been provided. Please provide a LAMP that details and includes the following information.

Lake area management plan requirement. A lake area management plan (LAMP) shall be prepared by a qualified environmental professional for the successful establishment and long-term maintenance of lake littoral and upland transitional zone areas. The lake area management plan may be included with a PAMP for projects that have protected upland or wetland habitats or with the landscape plan for projects that do not require a PAMP and shall include the following:

1. Description of how vegetation is to be established including the extent, method, type, and timing of any planting provided. Contingencies for reestablishing lake littoral or upland transition zone plantings where required coverage is not established.
2. Description of the water management procedures to be followed to assure the continued viability and health of the plantings.
3. A written strategy that identifies who shall be responsible for regular monitoring and removal of noxious, pest plant, and exotic species in order to assure a continued healthy diversity in littoral zone vegetation. This shall include management guidance for future homeowner's associations or responsible entities to address common maintenance issues and remedies to implement.

Item #5:

Turfgrass And Groundcover

Please provide that the ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished appearance and reasonably complete coverage upon planting, in accordance with the following (ref. Section 4.664.E., LDR):

- a. Ground covers shall be spaced so as to present a finished appearance and complete coverage within six months after planting. Ground covers required by this division shall consist of at least 50 percent native species.
- b. Organic mulch shall be temporarily applied to areas not immediately covered by ground cover. Mulch may be used as a permanent ground treatment in landscape designs where ground cover or grass is inappropriate. Where mulch is permanently installed, it shall be renewed and maintained as required. Cypress mulch is prohibited.
- c. The use of drought-tolerant grasses is preferred over traditional turf grass varieties. Grass areas may be sodded, plugged, sprigged or seeded, provided that solid sod shall be used in swales, rights-of-ways or other areas subject to erosion.
- d. Irrigated turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, provide cover for on-site sewage disposal systems, or provide soil erosion control such as on slopes or in swales; and where turfgrass is used as a design unifier or other similar practical use. Turf areas shall be quantified and identified on the landscape plan.

Remedy/Suggestion/Clarification:

On the plans identify areas where sod is proposed. Provide details as to type of sod and quantity.

Item #6:

Preserve Area Interface Requirements

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:

1. 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.

Remedy/Suggestion/Clarification:

The dry retention areas are shown planted with native species.

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.

K. Determination of compliance with transportation requirements - Engineering Department

Unresolved Issues:

Item # 1:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

1. An analysis of all intersections that are projected to operate below the adopted level of service standard. Such analysis will utilize the methodologies and techniques described in this section 5.64.C. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.6 (2009)]

Staff anticipates the intersection will operate below the adopted LOS as proposed two-way STOP control; the intersection analysis considering the 1) proposed turning movements for this proposed project, and 2) the adjacent commercial property under the same ownership, with the 3) existing turning movements from the western commercial uses at the access point on SR-76 (Kanner Highway).

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:

Division 9: Stormwater Management

1. Provide max slope for proposed swale on typical sections (For example, cross section C)
2. Revise post development basin map to include flow paths and structures consistent with the ICPR model and nodal diagram.
3. Revise stormwater management report to include design certification language (signed and sealed) (LDR Section 4.384.A.2)
4. Provide a nodal diagram for the stormwater model
5. Proposed control structure creates a bypass condition that does not provide the required minimum 14-day wet season residence time for wet detention (LDR Section 4.385.F.4.b.1)
6. The stormwater report states it will be utilizing the previously permitted stormwater management system and final outfall will be integrated into the existing FDOT swale system however the drainage plan does not follow. For example, no details or design information are provided for the outfall pipe at the control structure.
7. The proposed perimeter berm location does not encompass the proposed improvements. For example, stormwater areas #1 and #2 are outside of the perimeter berm. Clearly label and provide the proposed location and elevation for the proposed perimeter berm.

Division 14: Parking and Loading

1. Revise intersection at entrance to provide free flow traffic movement for east-west traffic.
1. Signed and Sealed Construction Plan
1. Identify the line type (labeled as ST) near CS-1 on sheet C8 of the construction plans
2. Provide a typical section detail for the proposed gravel trail. Proposed trail must meet ADA accessibility guidelines.
3. Provide a dumpster enclosure detail that meets loading requirements per Martin County standards. (Detail P-20A, P-20B).

4. Label curb ramp types being proposed.
5. Provide the FDOT gravity wall detail and railing that is proposed to the construction plans
6. Extended pipes into Lakes #1 & #2 far enough to prevent erosion. Revise inverts of pipe end treatment at Lakes #1 and #2 to provide a minimum of 2-feet from the top of pipe to the control elevation.
7. It is unclear how the system recovers to the control elevation of 7.5-feet NAVD88 when the bleeder invert is set at 8.5-feet NAVD88.
8. Provide documentation for the downstream tailwater conditions being set at a constant 7.5-feet NAVD88 when FDOT system stages up well above this elevation.

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

1. The project name is inconsistent on the construction plans and final site plan. Revise for consistency
2. The parking total count is different on the construction plans and the final site plan. Revise for consistency.
3. The proposed invert (7.50 ft) for drop structure link CS from node SITE to node Outfall in the ICPR model does not follow the drainage plan in the construction plans
4. Revise the structure names in the ICPR report for consistency with the Construction Plans.
5. Provide documentation that the parcel has legal access through the frontage parcel (cross access easement, etc.)

Development Order

1. 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

Issues:

1. Please change the label for SW Kanner Hwy to S Kanner Hwy.
2. The access easement from S Kanner Hwy must be named.
4.767.D.?Naming driveways. A driveway that serves as the principal access to two or more multifamily structures shall be named and the structures shall be addressed from the named access. The 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 directional prefix will be SE.

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 are the codes that you will need to follow when choosing a street suffix for your named street:

4.768.B. East/West running streets shall be designated "street," "terrace," "place," "way" or some other designation beginning with a letter in the second half of the alphabet (N through Z).

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 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. (2024).

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

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

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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)

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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.

Project/ Applicant: Baron Landings Multifamily / Baron Landings, LLC,
Jeremiah Baron 772-286-5744

Project Name: Baron Landings Multifamily
Parcel # - PCN: 55-38-41-000-043-00030-2

Date: 03/11/2024

Request: Request for a General School Capacity Analysis for Baron Landings Multifamily 308 unit community on 21.4 acres, located on Highway 76. Two-year build-out.

Student Generation Calculation:

Residential Units	308
Current Student Generation Rate	.1987
Elementary 61%	38
Middle 22%	14
High 17%	10
Total Forecasted Students	62

School Zone Enrollment & Permanent Capacity:

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

CSA	2022-2023 (as of 02/11/24) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
Stuart Zone – Pinewood Elementary School	677	721	811
South Zone – Anderson Middle School	968	1076	1381
Stuart Zone – Martin County High School	2124	2322	2107

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

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



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

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

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

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

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider – 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 – Pending Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

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.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item	Description	Requirement
6.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved 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.	Architectural Elevations	One (1) 24" x 36" copy of the approved architectural elevations.
8.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Affordable Housing Documentation	Draft Household Income Certification and Rental Application Checklist
10.	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.
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.
12.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

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

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
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

Owner: Jeremiah Baron & Co. Commercial Real Estate, LLC- Baron Landings LLC
Brendan DeBlois
49 SW Flagler Avenue, Suite 301
Stuart, FL 34994

Agent: Giangrande Engineering and Planning, Leo Giangrande
2081 SE Ocean Boulevard, Suite 1A
Stuart, FL 34996

Engineer of Record: Bowman, Lisa Leonard
301 SE Ocean Boulevard, Suite 301
Stuart, FL 34994
772-283-1413
lleonard@bowman.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