



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

MARTIN DOWNS PUD PARCEL 38/40 MARTIN DOWNS VILLAGE CENTER REVISED FINAL SITE PLAN

Applicant:	Brixmor Property Group (Leigh Paull, Project Director)
Property Owner:	BRE Throne Martin Downs village Center LLC
Agent for Applicant:	Insite Studio, Inc. (Brian Terry, PLA Principal)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M035-216
Record Number:	DEV2023080015
Report Number:	2024_0412_M035-216_DRT_STAFF_FINAL
Application Received:	01/30/2024
Transmitted:	02/05/2024
Date of Report:	04/12/2024

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B. Project description and analysis

This is a request by Insite Studio, Inc. on behalf of Brixmor Property Group for approval of a revised final site plan for the Martin Downs Village Center, a platted commercial development within the Martin Downs PUD. The proposal includes two stand-alone restaurants totaling approximately 4,553 square feet, with drive-throughs. The subject property is a developed commercial shopping center on approximately 20.12-acres located on the southwest corner of SW High Meadow Avenue and SW Martin Down Boulevard in Palm City. Included is a request for a Certificate of 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	Non-Comply
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	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	Non-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	Non-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	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Non-Comply

D. Review Board action

This is an application for a PUD Final Site Plan with a previously approved Master Plan. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2021).

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:	13-38-40-012-000-00010-3
Address:	3078 SW Martin Downs Boulevard, Palm City
Existing zoning:	PUD – Martin Downs
Future land use:	Commercial General
Nearest major road:	SW Martin Downs Boulevard
Gross area of site:	20.12 acres ±
Non-residential gross floor area:	4,553 square feet additional to existing development

Figure 1: Location Map



Figure 2: Subject Site 2021 Aerial



Figure 3: Zoning Atlas

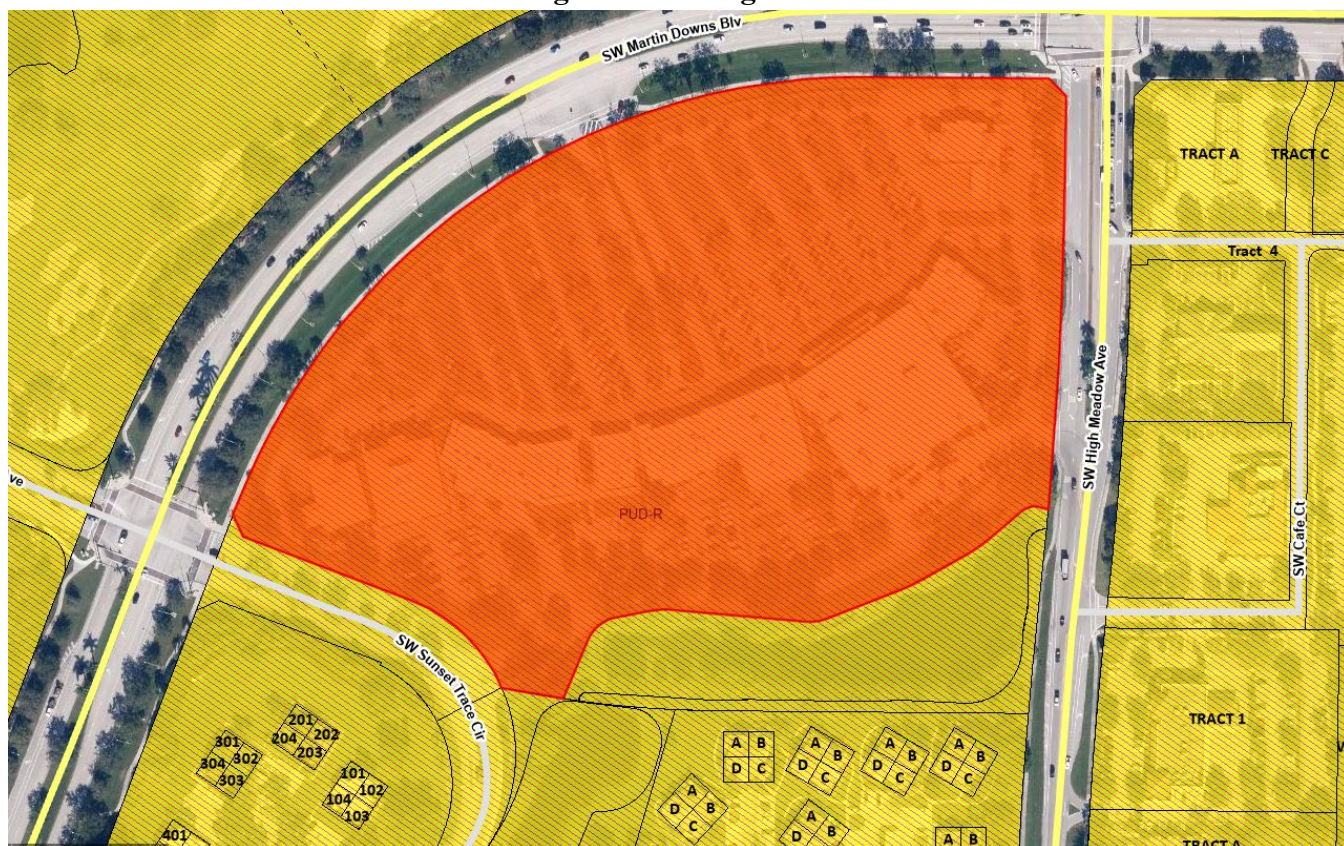
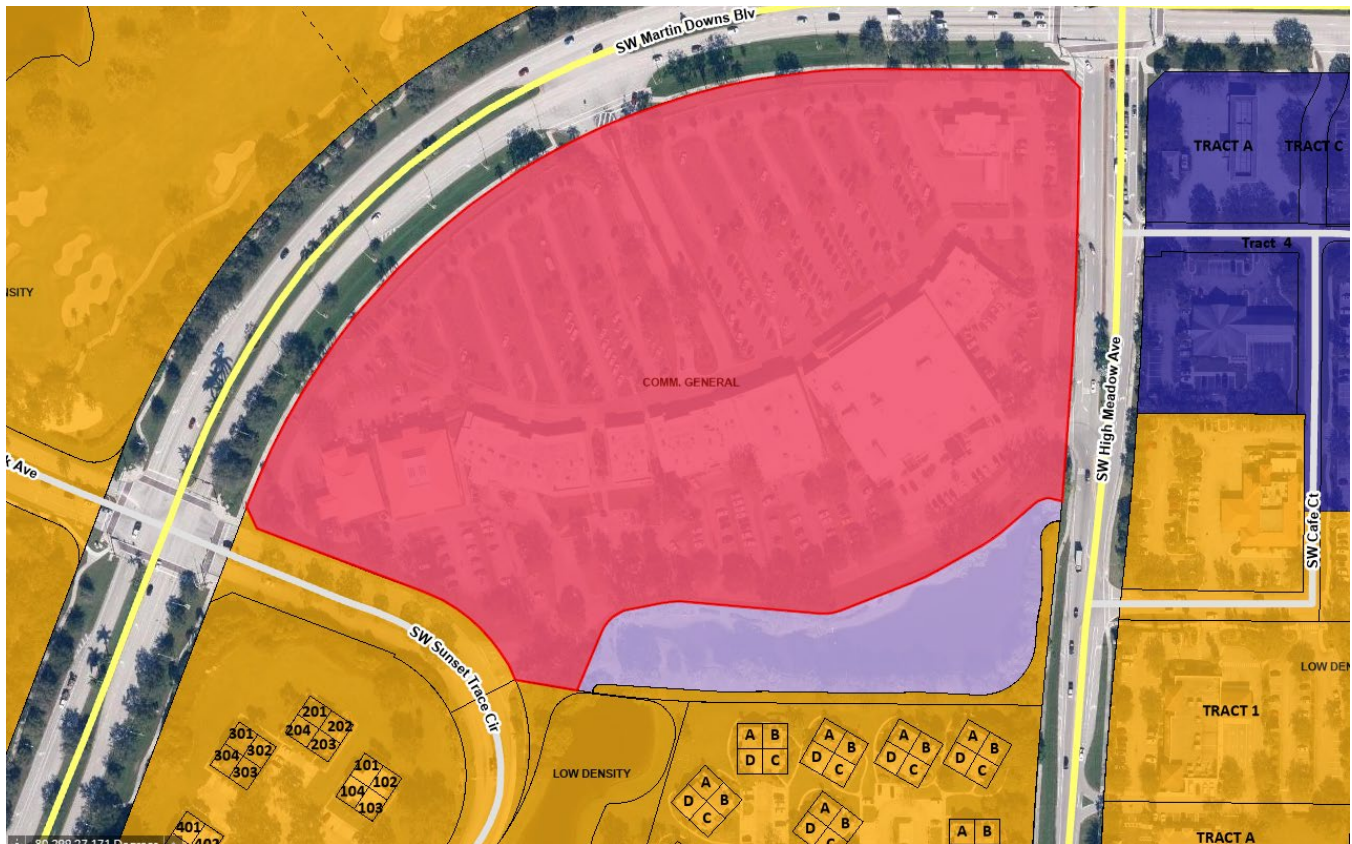


Figure 4: Future Land Use Map



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 to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved Martin County, Fla., CGMP, § 1.3.

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

Unresolved Issues:

Item #1.

TITLE BLOCK

1. The title of this drawing should be “Revised Final Site Plan”.
2. The project name should be “Martin Downs PUD Parcel 38/40 – Village Center”. Update architectural, landscape, construction and site plans to be consistent.

Item #2.

SITE PLAN DATA

1. The “Total Required Parking” value is identified as 775 spaces. The sum of the spaces below this equal 791. Explain.
2. Paragraph 2 of The Parking Analysis states the property currently provides approximately 366 parking spaces. The previously approved site plan identified 660 spaces. Update the parking study.
3. The Parking Analysis used “Restaurant (general)” for the parking rate. “Restaurant (convenience)” is more appropriate; 1 space/70 sf for public use plus 1 space/200 sf for non-public use. Update the parking study and parking requirements table.
4. Paragraph 4 of the Parking Analysis states, “Therefore, upon buildout, there will be a total of 311 parking spaces provided for the Martin Downs Village Center and the two proposed restaurants”. This is not the number shown in the site data. Explain.
5. To simplify the parking requirement data and to allow for future change of uses for the in-line tenant spaces through BTR occupancy requests, please consider the following:
 - a. In the “Total Required Parking” table combine the “Office” and “Medical Services” into “Office” and utilize the office parking rate.
Provide either a shared parking table on the site plan or a note that a parking rate adjustment is requested and reference the parking study.
6. To justify the provided parking, provide either a simplified/reduced shared parking table on the site plan or include a note that a parking rate adjustment is requested and reference the parking study.
7. Identify the min/max development criteria on FSP.1 to include Maximum Building Coverage 60%, Maximum Height 40 feet. Demonstrate how the existing and proposed development meet these requirements.
8. Remove existing building coverage as a separate data line. Keep proposed building coverage.
9. Identify the minimum setbacks for all new buildings in a table on FSP.1; 100 feet from Martin Downs Boulevard and 75 feet from High Meadows pursuant (Martin Downs PUD 77th Amendment, OR Book 2380, Page 0924). Demonstrate compliance with dimensions on the site plan and place the “Proposed” values in the table.
 - a. As no setbacks have been established besides the 100’ and 75’ requirement, and the PUD Agreement references back to old code that no longer is applicable, please consider additional front/side/rear setbacks applicable to this specific Village Center. Consider whether the General Commercial setbacks are appropriate as they would be consistent with the commercial general future land use. This is to provide direction for any future development on the southern property line not covered by the 77th amendment requirements.
10. Remove “Existing Land Use” and “Proposed Land Use” from all site plan sheets in the site data tables as these are related to permitted uses and not the future land use. Please label these as “Existing Use” and/or “Proposed Use”.
11. Provide a table and identify the maximum nonresidential square footage 123,916 square feet with 102,045 allowable commercial and 21,871 Office. Demonstrate in the table the sum of existing

commercial/office areas and this proposal do not exceed the allowable commercial and office areas. Add a note under the table referencing the 77th PUD amendment as the source of this maximum square footage breakdown.

Item #3.

SITE PLAN GRAPHICS

1. Chipotle shows double doors on the southern side of the building, but the elevation drawing shows the double doors on the narrow side and what appears to be a rollup door on the opposite side of the POS window. Update the block diagram of this building.
2. Provide a dumpster detail and bike rack detail.
3. Remove all business names from FSP.1. Replace business names with “Existing Commercial/Office” or “Proposed Commercial/Office”.
 - a. Use lighter line weights on the Chase Bank building which is not part of this application.
 - b. Remove menu board and monument signs from the site plan or add a note that signage is conceptual and will be reviewed at time of building permit.

Information #1:

LAND CLEARING

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.

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

Commercial Design

Informational:

1. Elevation drawings need to demonstrate the requirements of Martin County Land Development Regulations of Article 4; Division 20 Commercial Design have been met. If a requirement cannot be met or alternative compliance is being requested this must be noted on the elevation drawing.
2. Elevation drawings will be stamped and are required to submit when applying for the relevant building permit.

Item #1.

WENDY’S AND CHIPOTLE ELEVATION DRAWINGS

1. Identify the North, East and West Sides as primary facades for both buildings.
2. Identify on the drawing the four design elements required on a primary façade. Explain this in the notes and/or with callouts. The north and west facades of these buildings do not appear to meet this requirement.

3. Identify the project name on the elevation drawings, “Martin Downs PUD Parcel 38/40 – Village Center”.
4. Provide a detail for the cornice treatment. The cornice treatment should continue along the full length of a primary façade, be a minimum of 12 inches and have a minimum of three reliefs.

Item #1.

ELEVATION DRAWINGS WENDY’S

Label the elevation views with North, South, East and West references.

Item #2.

ELEVATION DRAWINGS CHIPOTLE

1. Sheet A301. The directional labels on the elevation drawing don’t appear to match the building shown on the site plan. The POS window is shown on the northern side of the building on the site plan and the window is labeled as the west elevation on the elevation drawing. Update elevation labels and/or site plan building.
2. Chipotle does not show the location of the bike rack on the site plan. A bike rack is required.
3. Provide information to demonstrate compliance with the “Limitations on blank wall areas” requirements that are not to exceed 10 feet in the vertical direction and 20 feet in the horizontal direction. The north and west façade exceeds the blank wall provision.

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

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

Unresolved Issues:

Item #1.

PERIMETER VUA REQUIREMENTS-NON-RES SITES

Please demonstrate compliance with the following criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR)

- a. A ten-foot-wide strip of land, exclusive of curbing, along the entire front perimeter of a site, located between the front property line and any vehicular use area, shall be landscaped. Berming is encouraged along public roadway frontages to screen parking areas and provide visual interest.
- b. Perimeter tree requirements for vehicular use areas. Provide one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged, the location(s) of proposed signage should be considered and provided on the plans.

Remedy/Suggestion/Clarification:

Perimeter Vehicular Use Area (VUA) planting areas adjacent to Martin Downs Blvd. are not in compliance with Article 4, Division 15. Existing tree spacing varies between 100 and 264 feet. Supplement existing vegetation with additional native shade tree plantings to meet the quantity of 1 tree per 30', Trees do not need to be evenly spaced.

Item #2.

INTERIOR VUA REQUIREMENTS-NON-RES SITES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]
7. Divider medians, and Interior or Terminal islands shall not be used as stormwater management or conveyance facilities.

Remedy/Suggestion/Clarification:

Interior vehicular use planting areas require the planting of 2-3 native shade tree, depending on size, within a minimum 500 sf area. To meet the intent of this Code requirement please modify the landscape plans to address the below comments.

- 1) *Clusia rosea* do not qualify as shade trees. In addition they are invasive, being spread widely by birds and other wildlife, are messy, are toxic to people and pets, and not cold-tolerant.
 - i. Shade tree: Any self-supporting woody plant of a species, deciduous or nondeciduous, that is generally well-shaped, well-branched, and well-foliated which normally grows to an overall minimum height of 35 feet with a minimum average mature crown spread of 30 feet.

Especially where larger islands exist, replace proposed *Clusia* with large shade trees such as a live oak or Gumbo Limbo. Median trees should also be replaced by larger varieties or groupings of 3 sabal palms that will provide shade.

- 2) Palms are not credited on a 1:1 basis. Three Palm trees are equal to 1 tree. Restoration of parking lot landscaping should add shade trees to the terminal islands where only palms currently exist. Also consider replacement of Queen palms as they are non-native and classified as a Category II exotic species by FISC.
- 3) Is the shown SS pipe existing or proposed? It appears to be new, move location out of the terminal islands.

Item #3.

LANDSCAPE MATERIAL STANDARDS-GENERAL

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

1. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.
2. 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.

Remedy/Suggestion/Clarification:

1. Site data indicates that only 50% of trees and shrubs need to consist of native species. This section requires that a minimum of 75% of trees and shrubs consist of native species. Only groundcovers are allowed to reduce percentage to 50%. Correct site data requirement.
2. Consider embellishment of terminal islands and median by establishing groundcovers or drifts of native grasses to provide interest and reduce turf coverage.
3. Since the majority of existing vegetation is non-native, all proposed supplementation to plantings should consist of native species. Replace *Clusia* hedge with a native species.

Item #4.

LANDSCAPE PROTECTION AND MAINTENANCE

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

PROTECTION OF REQUIRED LANDSCAPING.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

MAINTENANCE OF REQUIRED LANDSCAPING.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

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:

Staff has reviewed the Traffic Statement prepared by Kimley Horn, dated March 2023. The site's maximum impact was estimated to be 40 directional trips during the AM peak hour. SW Martin Downs Boulevard is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Downs Boulevard is 2000. The project impact is 2.00% of the generalized volume of that roadway. SW Martin Downs Boulevard is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2026).

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:

Item #1.

DIVISION 9: STORMWATER MANAGEMENT

1. Provide a Stormwater Management Report to demonstrate that the proposed improvements are substantially consistent with the assumptions used in the design of the existing stormwater management system. If modifications to the existing stormwater management system are required resulting from the addition of impervious surface to the site (beyond allowable thresholds), then the site must provide for a stormwater management system capable of providing water quality treatment in accordance with Martin County stormwater criteria. This includes providing a treatment volume equivalent to 3-inches over the additional impervious area, including roofs, and the volume provided must be increased by 25% for dry detention treatment systems and 50% for wet detention treatment systems. [LDR Section 4.385]
2. Provide a Stormwater maintenance plan (LDR Section 4.386)

Item #2.

DIVISION 14: PARKING AND LOADING

Provide loading spaces per Martin County Standards. (LDR Section 4.626.B.4)

Item #3.

SIGNED AND SEALED CONSTRUCTION PLANS

1. Revise the name on Sheet C-100 in the Construction Plans to something other than Final Site Plan (staff suggests Horizontal Control Plan). The Final Site Plan must be a stand-alone document.
2. Provide boundary annotations within the Construction Plans.

Item #4.

CONSISTENCY AMONG SURVEY, MASTER PLAN, FINAL SITE PLAN, CONSTRUCTION PLANS, STORMWATER REPORT, AND PUD AGREEMENT

Demonstrate that the impervious area and finished floor elevation are consistent with the existing permitted stormwater management design.

Informational

DEVELOPMENT ORDER

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 Issue:

On the final site plan, please add SW to the street name label for Martin Downs Blvd.

Electronic File Submittal

Unresolved Issues:

No AutoCAD dwg files of the final site plan or boundary survey were received with your submittal. These AutoCAD dwg files must be submitted with each round of review.

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Unresolved Issue:

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

Unresolved Issues:

WATER SUPPLY

NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004. Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

APPROVED WATER SUPPLY – HYDRANT FLOW TEST

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

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. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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.

Requirements for these facilities will be regulated by Department of Business and Professional Regulation (DBPR) per Nick Clifton, Florida Department of Health, Martin County.

Martin County School Board

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

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

Review ongoing.

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

The 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 L of this staff report

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

Findings - pending

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.
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 PUD Final Site Plan	One (1) copy 24" x 36" of the approved PUD 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.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.

Item	Description	Requirement
9.	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.
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.
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 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:	\$9,127	\$9,127	\$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: Brixmor Property Group
 Leigh Paull, Project Director, Re/Development
 7700 Municipal Drive
 Orlando, Florida 32819

407-903-2906

Leigh.Paull@brixmor.com

Owner: BRE Throne Martin Downs Village Center LLC
Matthew Ryan, EVP
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New York, New York 10017

Agent: Insite Studio, Incorporated
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Engineer of Record: Kimley-Horn
Sara R. Battles, PE
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Y. Acronyms

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

Z. Attachments