



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

## THE COVE MINOR FINAL SITE PLAN

Applicant:	Dismantle Repair Holdings, LLC (Prince A. Donnahoe IV)
Property Owner:	Dismantle Repair Holdings, LLC
Agent for Applicant:	Marcela Cambor & Associates, Inc. (Marcela Cambor)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P179-003
Record Number:	DEV2022070010
Report Number:	2024_0412_P179-003_DRT_STAFF_FINAL
Application Received:	08/02/2022
Transmitted:	08/04/2022
Date of Report:	09/23/2022
Application Received:	12/21/2022
Transmitted:	12/28/2022
Date of Report:	01/23/2023
Application Received:	07/11/2023
Transmitted:	07/12/2023
Additional Materials Received:	12/07/2023
Date of Report:	01/18/2024
Application Received:	03/20/2024
Transmitted:	03/22/2024
Date of Report:	04/12/2024

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administrator Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us?accessibility-feedback](http://www.martin.fl.us?accessibility-feedback).

### B. Project description and analysis

This application for a minor final site plan was filed by Marcela Cambor & Associates, on behalf of Dismantle Repair Holdings, LLC to construct a 48-unit multi-family apartment development within the Port Salerno CRA on an approximate 2.31-acre parcel of undeveloped land located between SE Cove

Road and SE Lee St., west of SE Jack Ave. Included in this application is a request for a Certificate of Public Facilities Reservation.

The zoning district designation for the property is Port Salerno Redevelopment Zoning District, General Subdistrict, with a future land use of CRA Center. The General subdistrict permits Apartment buildings and a residential development up to 15 units per acre. The development as proposed requires using the “Small dwelling units in affordable housing”, which is permitted in the General Subdistrict, when a lot is larger than one acre MARTIN COUNTY, FLA., LDR, §12.1.04.3.f. (2022). The Small dwelling units in affordable housing permits dwelling units  $\leq 800$  square feet to count as half dwelling units if at least 50 percent of the units qualify as affordable housing, as defined in the CGMP.

Access to the property is proposed from the north off SE Lee Street and will utilize half of a 15-foot platted alley. A second access is proposed by opening a portion of a platted right of way, SE Finley Avenue, a privately maintained unopened roadway along the western side of the property that will provide an entrance to the property from SE Cove Road.

The project proposes a cash payment in lieu of on-site preservation of upland habit. Stormwater management is proposed via on-site dry retention. Offsite improvements are proposed which will include constructing a 6-foot sidewalk the full length of the north and west boundaries of the property along SE Finley Avenue and SE Lee Street. On street parking on SE Lee Street and SE Finley are included with these improvements. Proposed amenities for the development include a dog park, rain garden, and boardwalk with Zen meditation platform

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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	Comply
I	Property Management Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	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	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	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	Comply
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 processing as a minor development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2021). Review and final action for this application is required by the Growth Management Director MARTIN COUNTY, FLA., LDR, §10.5.F.9. (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:	513841001174000107
Address:	None
Existing zoning:	Port Salerno CRA
Future land use:	CRA Center
Nearest major road:	General
Gross area of site:	SE Cove Road
Non-residential gross floor area:	2.32 Acres

**Table 1: Abutting Properties Details**

Direction	Development	Future Land Use	Zoning
To the north	ROW (SE Lee ST)	ROW	ROW
To the south	Undeveloped	CRA Center	General
To the east	Undeveloped	None	None
To the west	Undeveloped	None	None



**Figure 1: Location Map**



**Figure 2: Subject Site 2021 Aerial**

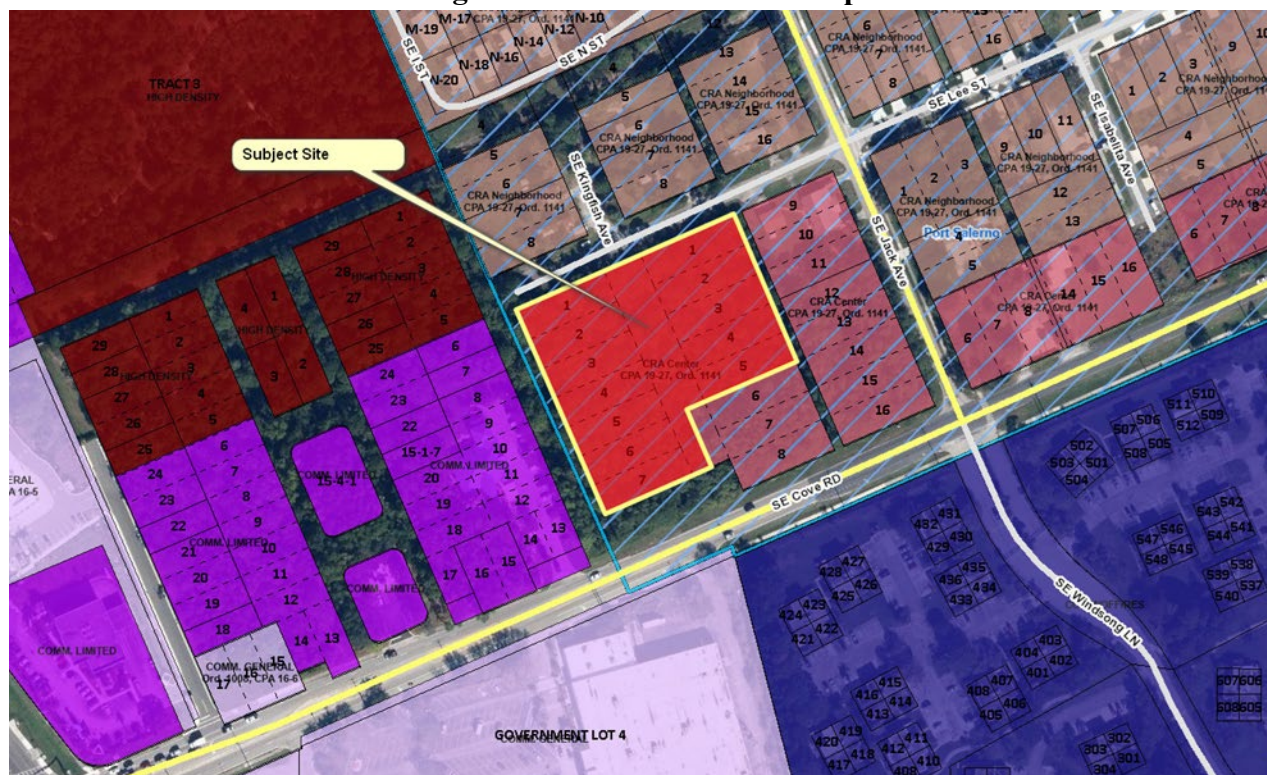




Figure 3: Zoning Atlas



Figure 4: Future Land Use Map



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

**Unresolved Issues:**

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.**

SITE PLAN DATA

1. Update the “Parcel Size” information. List only the acreage and square footage for the parcel. Remove the reference to “Area for density calculation”, within the parenthesis, as this does not apply to land that already has the maximum density allowed by the Comprehensive Growth Management Plan.
2. Apartment hotel is categorized as a residential use, as “other dwelling type” in Table 12-2, Section 12.1.03, Article 12. Maximum residential density is 15 units per acre. Please update “Maximum Allowable Density” information.
3. Please come back with the previously discussed formula for affordable housing or reduce the number of units. Include the number of half units and corresponding total number of affordable units.
  - g. *Small dwelling units in affordable housing.* Within the Core, Corridor, and General Subdistricts when the lot is larger than one-acre, dwelling units of 800 square feet or less shall count as one-half a dwelling unit if at least 50 percent of the units qualify as affordable housing, as defined in the CGMP.
4. Update the “Proposed Density” to match the proposal.

**Item #2.**

SITE PLAN GRAPHICS

Identify the “Apartment Hotel” building.

**Condition of Approval:**

This development has committed to provide affordable housing to eligible households as defined by Chapter 2, Section 2.4 of the Comprehensive Growth Management Plan. Affordable housing applications are processed by Human Services who may be reached at (772) 288-5785.

This project is obligated to provide a minimum number of affordable housing units to qualify for the ½ unit density provision of the code. The number of units is to be determined based on the new submittal. These units shall at all times remain as affordable housing units. A copy of the approved application from Human Services shall be a post approval requirement.

**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 MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

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

**Commercial Design**

N/A – Commercial Design standards of the Martin County Land Development Regulations (LDRs), Article 4, Division 20 do not apply to this project within the Port Salerno Community Redevelopment Area (CRA). Refer to Chapter 18 of the Martin County Comprehensive Growth Management Plan (CGMP), and Article 12, Divisions 1 and 6 for specific requirements related to architectural design standards.

**Community Redevelopment Area**

**Findings of Compliance:**

The application has been reviewed and found in compliance as proposed with the acceptance of the alternative compliance requests, excluding the parking stall dimension which will be addressed by engineering.

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

**Unresolved Issues:**

Per Engineering, the additional property required for the construction of the alley must, at a minimum, be covered by a Right-of-Way Easement.

1. The applicant did not provide a sketch and legal description for the Right-of-Way Easement on the alley.
2. The applicant did not provide updated sketch and legal descriptions for the two Utility Easements.
3. The applicant did not provide a Title Commitment for the easements.
4. The applicant did not provide a Boundary Survey of the easement sites.

***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 Comprehensive Growth Management Plan and the applicable land development regulations.



**Informational:**

**Item #1.**

UPLAND PRESERVATION REQUIREMENT FOR PROJECTS WITHIN THE CRA.

The applicant has proposed to utilize Policy 18.5B.2 in the Comprehensive Growth Management Plan (CGMP) by making a cash payment in lieu of on-site preservation and has provided an appraisal for review and acceptance by the county. County staff has reviewed the appraisal and determined the cash value of the preserve area to be in compliance with this policy. Payment will be required during the post review process.

**Landscaping**

**Findings of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 12, Division 6 – Section 12.6.09 – Port Salerno Redevelopment Overlay District. [2020]. The applicant has proposed construction of a 48-townhome development.

The applicant has submitted landscape plans that provide for planting 77 trees to document compliance with Section 12.6.09., Land Development Regulations, Martin County, Fla. (2020). Pursuant to this regulation a minimum of 1 tree shall be established for each 1500 sq. ft. of the total development area. The total site is 100,624 sq. ft. which requires the planting of 67 trees.

Development on CRA sites is required to be designed to control stormwater runoff by using innovative strategies set forth in the Stormwater Design Toolkit. To demonstrate compliance the project proposes to incorporate Dry Retention/Detention basins and rain gardens within the stormwater management component of site development.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

***K. Determination of compliance with transportation requirements – Engineering Department***

**Findings of Compliance:**

CRAs are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]



***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.**

**RIGHT-OF-WAY IMPROVEMENTS**

As previously stated, additional details are required for the connection of the stormwater and pavement at the intersection of SE Finley Avenue and SE Cove Road. As shown, it is unclear what is existing versus what is proposed. Additionally, it is unclear how the stormwater runoff from SE Cove Road is being captured and conveyed.

**Item #2.**

**OFF-STREET PARKING**

Although an auto-turn analysis was provided as requested, the analysis did not utilize the specifications for the ladder truck utilized by Martin County. See attached specifications. Revise accordingly.

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

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

**Electronic File Submittal**

**Findings of Compliance**

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

***O. Determination of compliance with utilities requirements – Utilities Department***

**Water and Wastewater Service**

**Findings of Compliance:**

Easement Sketch & Legals must be approved, and easements executed prior to Final construction release of the project.

## **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. (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.

## Martin County School Board



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

[Print Form](#)

# School Impact Worksheet

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

**Date:** 7-10-2022  
**Parcel ID#:** 513841001174000107  
**Project Name:** The Cove  
**Former Project Name:**  
**Owner/Developer:** Dimantle Repair Holdings, LLC  
**Contact Name/Number:** Prince A. Donnahoe IV, Esq.  
**Total Project Acreage:** 2.3 acres  
**Year 1 of the Build-Out:** 2025

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family											
Apartment		24	24								
Townhouse											
Other											

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

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment	48			
Townhouse				
Other				

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

### *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 - positive evaluation

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 - positive evaluation

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 - 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.
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.

Item	Description	Requirement
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.
6.	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.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	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.
9.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	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.
11.	Hauling Fee	Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. The OWNER shall pay a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$52.50 shall be paid within sixty (60) calendar days of the project approval.
12.	Pay In Lieu of Preserve Area	The applicant has proposed to utilize Policy 18.5B.2 in the Comprehensive Growth Management Plan (CGMP) by making a cash payment in lieu of on-site preservation. The OWNER shall pay the market value of the 0.41755 acres of required preserve area not preserved in the amount of \$180,000.
13.	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.
14.	Affordable Housing	One (1) copy of the draft affordable housing application processed by Human Services for TBD <800 square foot units.



Item	Description	Requirement
15.	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.
16.	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	\$8,750	\$0.00
Inspection fees:	\$4,160		\$4,160
Advertising fees *:			
Recording fees **:			
Impact fees***:			

\* 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: Dismantle Repair Holdings, LLC  
Prince A. Donnahoe IV, Esq.  
1401 N. University Drive #401  
Coral Springs, FL 33071

Owner: Dismantle Repair Holdings, LLC  
Prince A. Donnahoe IV, Esq.  
1401 N. University Drive #401  
Coral Springs, FL 33071

Agent: Marcela Camblor & Associates, Inc.  
Marcela Camblor-Cutsaimanis, AICP

47 W. Osceola St. #203  
Stuart, Florida 34994  
771-708-1108  
marcela@marcelacamblor.com

Engineer of Record: MacKenzie Engineering & Planning, Inc.  
Shaun MacKenzie P.E.  
1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, Florida 34990  
772-286-8030

## ***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/Wastewater Service Agreement

## ***Z. Attachments***

Attachment 1: 2024\_0412\_P179-003 TURNING ANALYSIS