



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. *Application Information*

THE PRESERVE AT RIO MAJOR FINAL SITE PLAN

Applicant	Rio North Dixie, LLC, Josh Simon
Owner:	Rio North Dixie, LLC
Agent for the Applicant:	Marcela Cambler and Associates, Marcela Cambler-Cutsaimanis
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	S241-017
Record Number:	DEV2022090015
Report Number:	2024_0307_S241-017_Staff_Final
Application Received:	10/27/2022
Transmitted:	10/31/2022
Staff Report:	01/27/2023
Resubmittal Received:	05/17/2023
Transmitted:	05/19/2023
Staff Report:	07/19/2023
Application Received:	01/30/2024
Transmitted:	02/01/2024
Staff Report:	03/07/2024

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B. *Project description and analysis*

This is a request by Marcela Cambler and Associates on behalf of Rio North Dixie, LLC for approval of a major final site plan approval to develop 145 residential units consisting of multi-family, townhome and live/work units and the associated infrastructure on an approximately 14.34-acre undeveloped parcel located in the Rio Community Redevelopment Agency (CRA) area. As the project is no longer phased, the final site plan will replace the previously approved master plan. The site plan is consistent with the

previously approved master plan with some minor changes proposed. The subject site is located on the north side of NE Dixie Highway west of NE Martin Avenue. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use of the property is CRA Center and the zoning is Rio Redevelopment Zoning District with the General and Core Subdistrict designation. The proposed density is under the permitted 15 dwelling units per acre. Two access points are proposed from NE Dixie Highway and one access point from the extension of NE Charlotte Street and one access through the extension of NE Olive Street. Included with this application is off site improvements to NE Dixie Highway including a new traffic circle.

The project is within the Primary Urban Service Boundary and water and wastewater will be provided by Martin County Utilities.

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
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Jordan Pastorius	288-5461	Comply
I	Property Management	Ellen Macarthur	288-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michael Grzelka	288-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	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	285-2298	Comply
Q	ADA	Michael Grzelka	288-5920	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-3105	Comply
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Review Pending

D. Review Board action

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

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

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (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:	283741000013002909 283741000014003005 283741001012000109 No Address
Existing Zoning:	Rio Redevelopment Area
CRA Subdistrict:	General and Core
Future land use:	CRA Center
Gross area of site:	14.34 acres

Figure 1: Location Map



Figure 2: Future Land Use Map

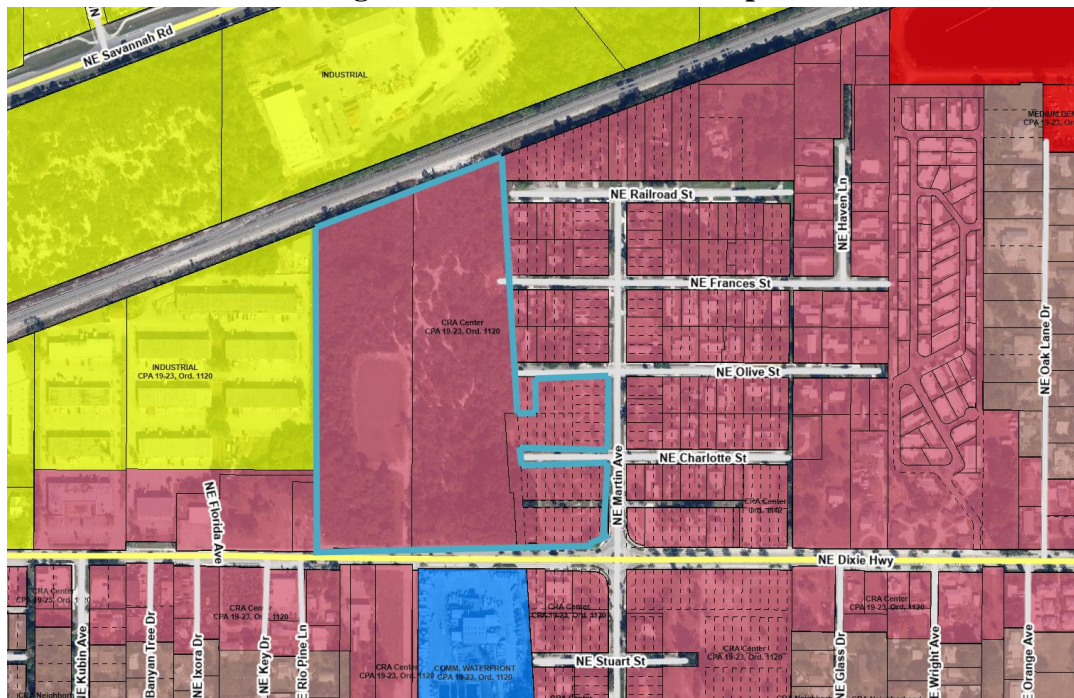
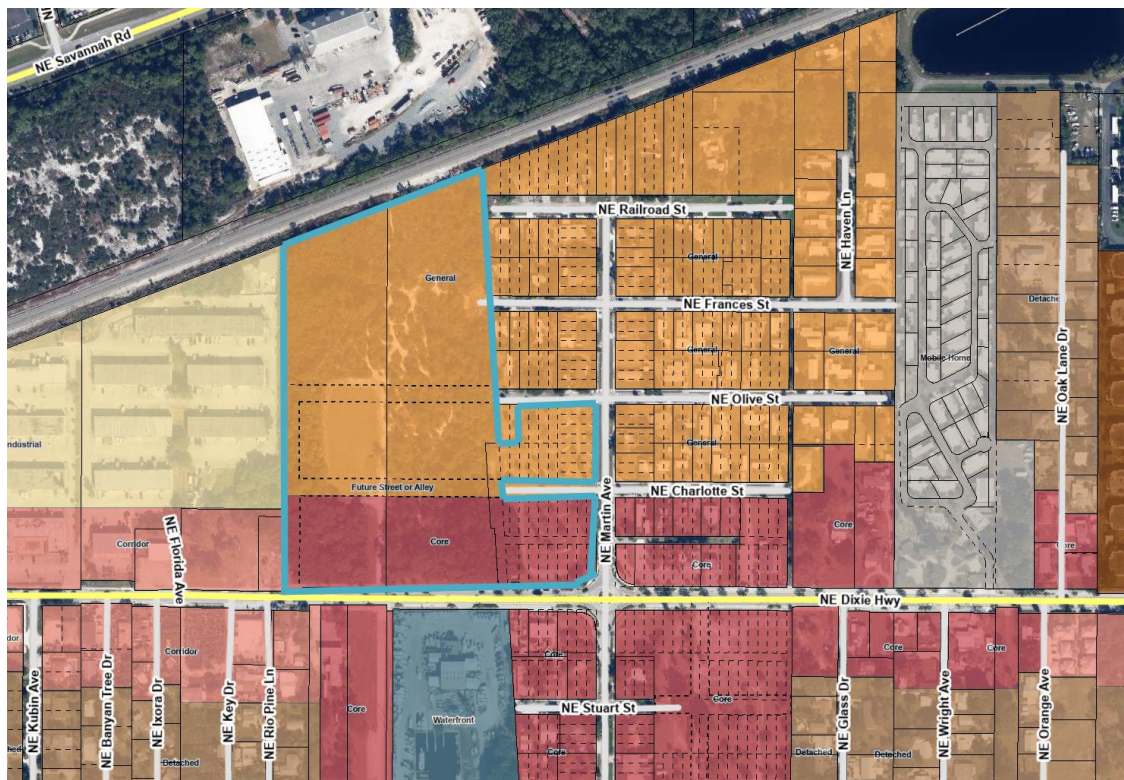


Figure 3: CRA Subdistrict



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

Informational:

1. If the ROW dedication happens prior to the site plan approval, the legal description on the final version of the plan can be updated to reflect that.
2. The project is dependent on the improvements to Dixie Highway. See Section I and M for additional information on the review process for the proposed ROW work.
3. The project as depicted on the latest site plan is dependent on the acceptance of the proposed ROW Abandonment of N.E. Charlotte Street. The ROW abandonment application can run separately but concurrent with the project.

Item #2

Data Tables:

These comments are based on the revised data sheet provided on 2/21/24.

1. The breakdown of pervious and impervious data, plus the preserve area is still based on the site area prior to ROW dedication (total 14.58 acres). Please include breakdown that adds up to 14.49 (site area less ROW area). Please still include the proposed preserve area under pervious area data. Include the total Pervious Area acreage and percentage, and total impervious area acreage and percentage.
2. To reflect the proposed abandonment of the Charlotte Street ROW, the frontage type data can be removed for Building J.
3. Height data:
 - a. The building elevation for Building Type 6 indicates a height of 25'9", the data table for Building I lists 20'11".
 - b. Building J max height is listed as 20'11". Building Type G lists a max of 28'. Both are

Type 4 buildings. The max height for the type 4 building on the elevations is 26'. The required data line was updated but not the proposed. Please revise required back to 35' for Building G and 40' for Building J and update provided to 26'.

- c. Update proposed building height in overall data table to reflect maximum height (34'2"?)

Item #3:

Site Plan Graphics

1. *Shielding from street.* Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. MARTIN COUNTY, LDR, ARTICLE 12, §12.1.04.7
 - a. Please include wall detail of the architectural wall which is part of the alternative compliance request. Please show on one elevation as a sample of what the wall will look like connected to the structure and from the street. The provided screen wall detail is not sufficient.

Item #4:

Architectural Elevations

1. Please remove reference for "Phase I East" from plans.
2. Please provide revision/current dates on plans.

Resubmittal Plans

1. With resubmittal, please provide three sets of construction plans with two sets of other plans and documents.
2. Please **do not** submit hard copies of architectural plans (electronic only as necessary). Please only include elevations, floor plans and roof plans. Plumbing, structural, mechanical and electrical plans re not needed for site plan. Elevator, stair, wall sections, sound control can also be removed.

Draft Conditions of Approval:

1. The civic open space between Building I and NE Dixie Highway shall not be fenced in and shall remain open to the general public from dawn to dusk. The civic open space shall be maintained by the developer, its successors or assigns.
2. An easement shall be established for the proposed bus stop location.

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

Commercial Design

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

Community Redevelopment Area

See Section G for architectural comments.

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

It has been determined that the Applicant is required to dedicate right of way for the roundabouts on NE Dixie Highway pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

Note 1: It has also been determined by Engineering that all the dedications on NE Dixie Highway will take place under a Right-of-Way Use Permit (see Section M).

Note 2: The applicant did provide a sketch and legal description of the dedication site. Required revisions will be provided at a future date.

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

Environmental

Unresolved Issues:

Item#1: Final Site Plan Data Table

For clarity, please provide a separate preserve area table that shows the following:

Upland Habitat (Rare, unique) onsite: Area (Sq. Ft.) Area (Acres)

Required Preserve Calculation: $12.65 \times 25\% = 3.16$ acres

Upland Preserve Area Provided: Area (Sq. Ft.) Area (Acres)

Item#2: Land Clearing and Erosion Control Plan

As previously requested, the following shall be included on the land clearing and erosion control page:

- a. Locations of preserve area/construction barricades with call-outs (orange mesh safety fence) to be located on the preserve boundary.

- b. Erosion control devices located at least 5 feet landward of preserve area boundary.
- c. Location of tree protection barricades (where warranted).
- d. Location of on-site posted land clearing permit and permit box (to retain approved plan).
- e. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
- f. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'
- g. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'
- h. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'
- i. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'
- j. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'

Landscaping

Unresolved Issues:

Applicant's most recent response comments are *italicized below* followed by staff review comments:

Item #1:

Landscape Tabular Data

Remedy/Suggestion/Clarification:

- Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided consist of native species.

Response: Acknowledged, native shrubs have been increased to meet 75% requirement.

Landscape plans still do not propose a minimum of 75% of shrubs to be native species. Previously 38% of shrubs consisted of native species. However, modifications have reduced percentage of native shrubs. Now only 37% of shrubs proposed consist of native species. Please revise.

- Revise classification to denote Garcinia is not a species native to Florida. Second request.

Response: Acknowledged.

Status of Garcinia still indicates it to be a native species. Please correct.

Hamelia patens ‘nana’ is also not a native. Since percentage of native groundcovers meets minimum requirements, it can be utilized but please correct designation.

- Screening is also required along the west side of the parking lots west of Buildings B & C. Preferably, this screening can consist of understory pods that surround the proposed trees with openings staggered between pods to allow access to the linear park.

Response: The shrub mix is being provided west of the linear park and dry retention area. The VUA screening is far more effective in this location and less impactful to the function of the property.

Screening along the west edge of the dry retention area is an acceptable location, however, shrubs provided do not extend the full length of the parking areas. Approximately 360 lf of parking does not have any understory screening. Please provide for the entire length of parking.

Item #2

General Landscape Design Standards

Remedy/Suggestion/Clarification:

Previously requested.

- Previously requested. Landscape notes on Sheet L4 of 4 states that root barrier shall be utilized when trees are less than 6’ from **public** curbs, rights-of-way, sidewalks. and driveways whether public or private.

Response: This note had been previously modified, please see note on sheet L4 of 4.

Remove word public from front of structures as shown above. The double adjective could inject potential confusion as to root barrier use requirements.

- Correct reference in these notes to Town of Jupiter Requirements to be Requirements of Martin County.

Response: Acknowledged.

Landscape note still references Town of Jupiter Requirements. Please correct.

Item #3:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
2. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
3. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

A tree survey and disposition table have now been included with this supplement to the re-submittal. However, trees located within the preserve area have been included as providing preservation credits. In compliance with Section 4.664.F.2.(c), trees located within required preserve areas cannot be utilized for preservation credits. See trees # 498-502, 542-560 located within the preserve. Tree #'s 498-502 are identified as being located within a development area.

Trees 595-596 cannot be allocated for preservation credits as they are off-site trees.

Tree #'s 729, 747 & 748 are shown to be removed. Though no credits have been allocated, these trees are off site and cannot be authorized to be cleared with this project. Within a grouping with these trees are several other existing palm trees also shown to be cleared. Proposed grades are very close to existing grades in this area; it is suggested that this grouping of trees be protected in place.

Trees 480-492 are identified as being in a preserve, they are not.

Correct Mitigation Preserve credits.

Item #4:

Landscaping Proposed In Easements

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

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

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

Remedy/Suggestion/Clarification:

Response: Landscaping within easements has been limited to smaller species and root barriers are proposed to be utilized to limit impacts. The proposed drainage easement along the properties frontage will not be impacted by the proposed perimeter landscaping. Additionally, the drainage line was relocated to run along the property line, as far away from any landscaping as possible.

Staff concern is with respect to damage to landscaping within the easement in the event of utility maintenance. Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

Item #5

Streets (Comment from Section F. Comprehensive Growth Management Plan requirements)

Developments shall include shade trees along NE Martin Avenue at 30' intervals, minimum 16' height with 4' clear truck and 4" dbh at planting. The proposed trees along Martin Avenue do not meet this requirement. MARTIN COUNTY LDR, ARTICLE 12, § 12.3.06.4.

Response: Acknowledged, landscape plans revised to use correct plantings pursuant to 12.3.06.4.

Landscape plans have not been revised.

K. Determination of compliance with transportation requirements - Engineering Department

CRA's 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 Department***

Engineering

Unresolved Issues:

Right-of-Way Improvements – NE Dixie Highway (Review Pending):

1. Submit a Right-of-Way Use Permit Application at this time for review/approval of the NE Dixie Highway Improvements. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process.
2. Provide an anticipated sequencing for proposed projects and NE Dixie Highway improvements.
3. (review pending) Offsite Dixie Highway construction plans were submitted with the initial submittal but were not included in the resubmittal, if it is the intent not to construct the offsite improvements with this phase adjust the construction plans to show the roadway connections that are proposed/existing without the Dixie Highway improvements or submit the offsite Dixie Highway plans with the following items addressed per the previous staff report:
 - a. Provide electrical details and specifications for the light pole and pull box relocations for SE Dixie Highway. Add the following notes to the Construction Plans:
 - b. All street light poles and circuits relocations must be done by a certified electrical contractor.
 - c. Contact the Traffic Signal & Light Supervisor at (772) 288-5465 prior to any activities that require changes to the street light circuits and for inspection when work is complete
 - d. Relocate all street light circuits the same day of the pole relocation.

Right-of-Way Improvements:

1. In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for NE Martin Avenue and NE Olive Street prior to scheduling a pre-construction meeting.
2. A Right of Way abandonment is required for the platted ally in block 13 of the Rio St Lucie Terrace Plat recorded in Plat Book 1, Page 14B. Submit a Right of Way Abandonment Application. The abandonment application can be found on the County website.
3. A Right of Way abandonment for NE Charlotte St was stipulated on the approved Master Site Plan, if a ROW abandonment is not being done then a Revised Master Site Plan is required and a right of way maintenance agreement will need to be executed.

Consistency with other plans:

1. As Previously requested, include the locations of proposed easements (drainage and utility) on the horizontal control plan and final site plan (for example, the drainage easement near the western dry detention area is missing from the construction plans).

Stormwater Management Report:

1. Proposed development cannot block off-site flows. As previously stated, adequately address how this development will accommodate offsite flows from surrounding lots. Specifically including but not limited to lots 16 through 19 in block 10, lots 12 through 16 in block 11 and lots 13 & 14 in block 12, Rio St Lucie Terrace recorded November 25, 1925 in Plat book 1 Page 14B.
2. As previously stated, staff is unable to determine if Martin County water quality requirements are being met. Although the calculation was revised, the volume must be increased by a factor of 1.25 for dry detention per LDR Section 4.385.F.4
3. As previously stated, the Proposed Land Use Table on pages 2 and 3 in the report are inconstant with the Final Site Plan Site Data. Revise for consistency.

Stormwater Management Construction Plans:

1. As previously stated, the Stormwater Management Report is inconsistent with the Construction Plans. The labels for stormwater structures are inconsistent between the ICPR report and the Construction Plans (for example, CS N Drop in the ICPR model appears to be A4 in the Construction Plans). Additionally, structure inputs for the control structures (inverts, etc.) are inconsistent with the Construction Plans.
2. As previously stated, show the location and elevation of all the perimeter berms on the construction plan sheets. Although location of perimeter berm is now specified, it appears that in some locations, the buildings are being relied upon for perimeter containment. The Construction Plans must clearly specify that roof drains are required that collect and direct stormwater runoff from these buildings into the stormwater management system.
3. As previously stated, provide detailed grading around the pool/dog park area showing how the perimeter grades are being met.
4. Section P-P shows correctly the sidewalk pitching back to the site were the plan show view calls out grading directing the runoff into the preserve area, correct the grading plan.
5. As previously stated, provide details for the retaining walls on how the end treatments will tie into the proposed grades.
6. Revise plans to demonstrate that a 4:1 slope is not exceeded.

Development Order conditions:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

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. (2022).

Electronic Files

Findings of Compliance

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Unresolved Issues:

Item #1:

Drawings Must Be Approved

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

Item #2:

The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Utilities departments prior to approval of the scheduling of a Pre-construction meeting. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

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

Findings 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

The Emergency Management Division finds this submittal to be in compliance based on submitted evacuation procedures and plans.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

ADA

Unresolved Items:

1. As previously stated, provide grading for the front of Building K along NE Dixies Highway to meet ADA access requirements for the workspace.

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.F. (2016)

Martin County School Board

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

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



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Rio North Dixie, LLC – Daniel T. Sorrow 561-406-1012

Project Name: The Preserve

Parcel # - 283741000013002909, 283741000014003005, 28374100109

Date: 12/06/2022

Request: Request for a General School Capacity Analysis for PUD 145 unit community on 14.339 acres, located North side of E. Dixie Hwy.

Student Generation Calculation:

Residential Units	145
Current Student Generation Rate	.1987
Elementary	13
Middle	7
High	8
Total Forecasted	28

School Zone Enrollment & Permanent Capacity:

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

CSA	2022-2023 (as of 10/31/2022) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
North Zone – Elementary (Felix A. Williams, Jensen Beach El)	1093	998	1603
Stuart Zone – Middle (Stuart)	861	904	1335
North Zone – High School (Jensen Beach High)	1577	1538	1914

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.

Prepared by:
Leslie A. Daly
Facilities Administrative Assistant
772-219-1200 Ext. 30131
dalyl@martinschools.org

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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 Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source – Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source – Utilities 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 N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In place

Source - Growth Management Department

Reference - see Section P 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 Architectural Elevations	One (1) copy 24" x 36" of the approved architectural elevations. Only the elevations are required, no mechanical, electrical, plumbing, stair/elevator, window details, etc.
9.	Digital Copy of Site Plan	One (1) digital copy of the 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	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 Regional 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:	\$9,127.00	\$9,127.00	\$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.
- *** Required at building permit

X. General application information

Applicant/Owner: Rio North Dixie, LLC, Josh Simon
601 Heritage Drive, Suite #227
Jupiter, FL 33458

Agent: Marcela Cambor and Associates, Marcela Cambor-Cutsaimanis
12 South Ridgeview Road,
Sewall's Point, FL 34996

Engineer of Record: Simmons and White, Greg Bolen, PE
2581 Metrocentre Boulevard, Suite 3
West Palm Beach, FL, 33407
561-644-4312
bolen@simmonsandwhite.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