



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **SHOWCASE PUD PUD ZONING AGREEMENT AND MAJOR MASTER SITE PLAN**

Applicant:	Cove/ Salerno Partners, LLC
Property Owner:	Cove/ Salerno Partners, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C140-006
Application Type and Number:	DEV2019030003
Report Number:	2019_1113_C140-006_Staff_Report_Final
Application Received:	04/15/2019
Transmitted:	04/15/2019
Date of Staff Report:	06/14/2019
Resubmittal Received:	09/17/2019
Transmitted:	09/19/2019
Date of Report:	11/13/2019

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## **B. Project description and analysis**

Request approval for Planned Unit Development (PUD) zoning and Major Master Site plan approval for the development of 54 fee-simple townhomes and 162 duplex units. The project is located on an approximate 47 acre undeveloped parcel that fronts SE Salerno Road to the north and SE Cove Road to the south just east of SW Kanner Highway in Stuart. Included with this application is a request for deferral of Public Facilities Reservation.

This application is contingent on a proposed future land use change that would change the existing future land use from Estate Density 2UPA (allowing up to 2 units per acre) to Low Density Residential allowing up to 5 units per acre.

The property was utilized as a fish farm for many years. The farm produced tropical fish for aquariums growing them in more than 50 small ponds that dotted the parcel. The operation ceased in the late 1990's and only 2 single family homes exist today on the property.

In 2010 a major site plan was approved to fill in the ponds and reclaim the parcel as improved pasture. The plan proposed to haul over 180,000 cu yds of fill to the site to bring it up to a sustainable grade. The project was not completed, and several ponds remain today. A non-administrative amendment to the development order has been approved to finish the project requiring approximately 50 thousand cu. yds. of fill to complete the original process.

The site plan application in review will also excavate several lakes to accommodate development and stormwater requirements. Two access points are proposed, one located on SE Salerno Road and the other on SE Cove Road.

The application is for a Master site plan approval, no construction is authorized until a final site plan has been approved for the site.

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Pete Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Non-Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5793	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Non-Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	David Moore	320-3057	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Michele Jones	219-4941	N/A
Q	ADA	David Moore	320-3057	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	Comply
S	County Attorney	Krista Storey	288-5923	Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Deferral

### **D. Review Board action**

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

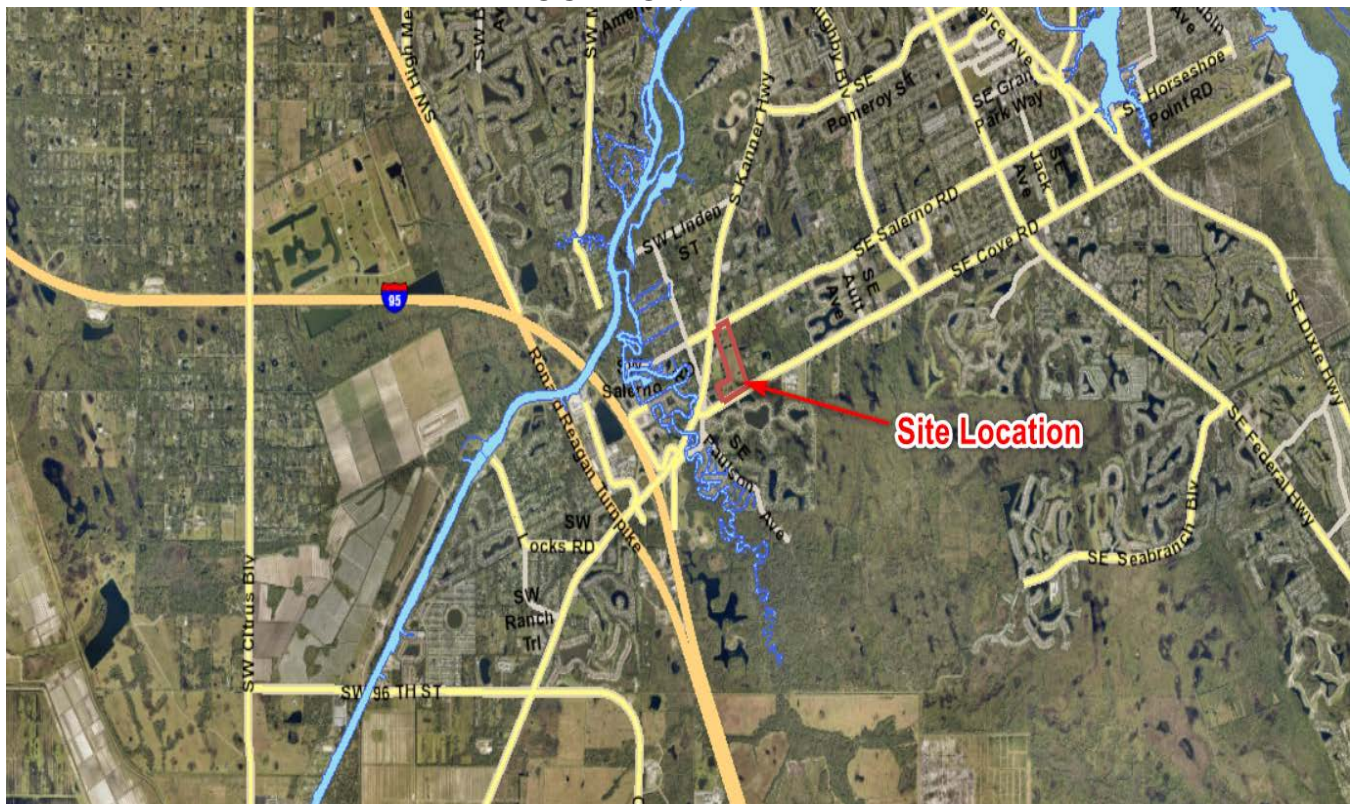
Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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):	55-38-41-000-043-00020-4
Existing Zoning:	RE-1/2A, Residential Estate District
Future land use:	Estate Density 2UPA
Commission district:	2

**LOCATION MAP**

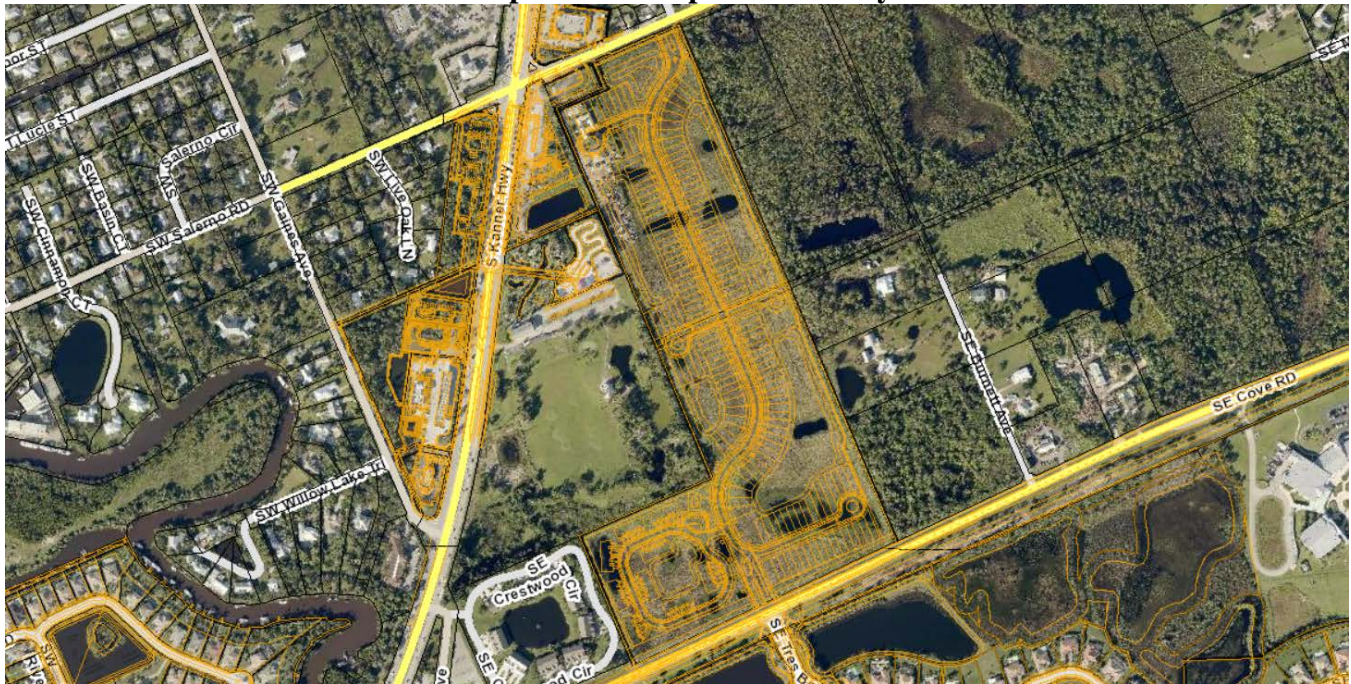








### Proposed Development Overlay



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

This application is contingent upon a future land use change. The parcel is subject to a request for a future land use designation of Low Density residential allowing up to 5 units per acre.

- ***Policy 4.13A.7. Residential development.*** The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

(1)

General policies for all urban Residential development:

(a)

All Residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.

(b)

All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal [4.3](#). Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

***Low Density Residential development.*** The Low Density Residential designation is reserved for land in the Primary Urban Service District. Densities shall not exceed five units per gross acre. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential

development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

**Unresolved Issues:**

This application cannot be deemed to be in compliance until the future land use designation is changed to Low density residential. As of October 22, 2019, the FLUM amendment was transmitted to the DEO for approval.

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

**Unresolved issues:**

**Item #1: Data Table**

1. The pervious area provided for duplex lots (282,521 6.21 acres) exceeds the total for the 79 lots at 3,100 sq. ft. each (244,900 5.62 acres). Explain how the greater number is achieved.
2. The typical lot area shows 3,100 sq. ft. of open space. This does not take into account the reduced rear setbacks for pools, decks, Screen enclosures etc. If open space calculations are to include space provided on lots then this reduced area per the setbacks needs to be accounted for. An additional 61,620 sq. ft. should be reduced from lot pervious space to account for these structures.
3. The provided open space table adds up to only 23.19 acres or 50% not the 23.22 acres or 50.1 % shown. Revise table when revising lot open space calculations. Show percentage of total as shown on impervious table.
4. The note that open space is met project (3.15.1A) wide needs to be demonstrated.
5. Pursuant to Goal 4.3, wetlands and landlocked water bodies may be used in calculating open space if 40% of the upland area consists of open space. Provide data that 40 of the upland area consists of open space and the lakes may be counted. (beyond the 10% used) Sec. 3.15.1.B does not apply to PUDs.
6. Gross density is not affected by ROW designation and should be calculated from overall site area. The resulting gross density is 4.50 units per acre.

**Item #2:PUD agreement:**

1. There is a typo under “Timetable for Development Phase 2 completion (2015)

**Additional information:**

Item #1 The Townhome tract table does not account for any patio or additional space.  
Building 7 does appear to meet the 10’ setback from TOB requirement.

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

N/A

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, § 4.871.B.

The project is not located within a Community redevelopment area therefore the review of the application is not necessary for CRA developments.

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

It has been determined that the Applicant will be required to donate 30 feet of right-of-way on SE Cove Road and 25 feet of right of way on SE Salerno Road. These donations must be shown on the Master Plan.

The dedications must be made at the time of Plat approval. The dedications must be included on the Plat and the conveyances will be recorded simultaneously with the Plat.

NOTE: The donations are shown on the Master Plan as requested. However, the dimensions for the width of the Cove Road Donation must be shown on the Master Plan.

Also note that road abandonment applications are handled through Tom Walker, County Surveyor. Release of TIITF reservations are initiated through the State and then approved by Tom Walker, County Surveyor.

When the Applicant submits the Plat application, the following due diligence must be submitted:

**ITEM 1: TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**ITEM 2: SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.

7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

### ITEM 3: ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

#### **Environmental**

##### **Unresolved Issues:**

##### **Item#1: Master Site Plan**

The site data table on the master site plan with the original submittal identified and quantified the wetland buffer as preserve and its acreage. This information was omitted from the data table with the latest submittal. Please add the preserve data/wetland buffer information back to the data table on the MSP.

#### **Landscape**

##### **Unresolved Issues:**

No landscape plans are being reviewed in association with this application for Revised Zoning and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. However the Masterplan needs to be modified to document that required landscape buffers will be provided.

##### **Item #1:**

##### **Landscape Bufferyard Requirements**

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

Please demonstrate compliance with the following criteria for landscape bufferyards:

1. Type 3 bufferyard: A 30 foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required bufferyard.



Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.

2. All shrub material used as a part of a dissimilar land use bufferyard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. [Section 4.663.C.4., LDR]
3. Requirements for vegetative landscape screens. Where vegetative landscape screens are installed in required bufferyards, they shall be required to form a solid visual screen at time of planting (ref. Section 4.663.B.4., LDR for additional information).

**Remedy/Suggestion/Clarification:**

A Type 3 buffer is required by Code adjacent to the commercial land use. The buffer adjacent to the single family area has been labeled. And though it appears that sufficient area has been provided on the master plan between the multi-family and the commercial parcel to the north, it has not been labelled. Please label as a Type 3 buffer.

**Item #2:**

**Buffers For Res Uses-Maj Roadways**

Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the street [Section 4.663.B.2., LDR]. The major or minor arterial road classifications are described in Section 4.842 of the Land Development Regulations. This requirement shall be applicable only to areas within the Primary Urban Service District as shown on Figure 4-5 of the Comprehensive Growth Management Plan.

Please demonstrate compliance with the following criteria for landscape bufferyards for residential uses along major transportation corridors:

**Type 5 bufferyard.**

Provide a 50-foot-wide landscape strip, with at least three trees and 34 shrubs for every 300 square feet of required bufferyard. The required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet or more when mature and shall not be trimmed below six feet in height. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.

Optionally, a 30-foot-wide landscape strip may be provided, with at least three trees and 34 shrubs for every 300 square feet of required bufferyard, where 100% of such vegetation is made up of native plants and all existing native vegetation is retained. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity. Required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet in height when mature and shall not be trimmed to below six feet in height.

**Remedy/Suggestion/Clarification:**

Type 5 Buffers are required along Salerno and Cove Roads. Labels have been added to acknowledge that the Type 5 buffer is provided along Salerno and there appears to be adequate room along Cove Road, however this label indicates that the 30 foot strip is ROW to be donated. Please clarify use of this 30 foot strip and label if this is where the Type 5 buffer is to be provided.

## Unresolved Issues:

### Item # 1:

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

Revise the "D Factor" shown on Cove Road to match the published data from the 2018 Roadway Level of Service Report.

### Item # 2:

If the total traffic volume is higher than the adopted level of service capacity, a more detailed analysis of level of service using accepted FDOT level of service methodology techniques must be undertaken. These techniques must be approved by the County Administrator and will include those indicated in the Highway Capacity Manual and FDOT's latest Quality/Level of Service Handbook. If the more detailed analysis indicates that the total traffic volume would be less than the adopted level of service capacity for all impacted links and/or aggregated segments, concurrency has been satisfied. If not, concurrency has not been satisfied, and the only way for concurrency to be satisfied is for a traffic congestion mitigation plan (TCMP) to be accepted by the County Administrator. The TCMP, shall propose solutions to mitigate the impacts of the development on the links on which concurrency has not been satisfied. The TCMP shall demonstrate the operating conditions of the deficient links and/or aggregated segments with project traffic operate at the adopted level of service capacity. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5.a (2009)]

The detailed analysis submitted by the applicant needs refinement; the traffic signal at SE Legacy Cove Circle needs to be included in the analysis. Confer with staff for methodology and appropriate signal timings along the corridor.

### Item # 3:

The signal warrant analysis volumes must account for the proposed development trips and must match the driveway analysis proposed volumes provided on D-4.

#### ***L. Determination of compliance with county surveyor - Engineering Department***

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR § 10.1.F

#### ***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

### Item#1:

#### **Consistency with Other Plans**

The proposed lake shown within Phase 3 is identified as Lake 5 on the Master Site Plan and Master Paving, Grading, and Drainage Plan; however, the phasing notes on the Phasing Plan refers to the construction of Lake 6. Revise for consistency.

The phasing notes on the Master Paving, Grading, and Drainage Plan calls for the construction of lakes 1 & 2 as part of Phase 1; however, the phasing notes on the Phasing Plan calls for the construction of lakes 1-3. Revise for consistency.

Include the construction of the proposed sidewalk within the SE Salerno Rd right-of-way to the phasing notes for Phase 1 on the Phasing Plan and Master Paving, Grading, and Drainage Plan; revise accordingly.

The phasing notes on the Phasing Plan calls for the construction of lake 3 as part of both Phase 1 and Phase 2; revise accordingly.

Include the construction of the turn lanes and removal of driveway gate and Knox box on SE Cove Road to the phasing notes for Phase 2 on the Phasing Plan.

The phasing notes on the Phasing Plan calls for the removal of temporary swale as part of Phase 2; however, there is no temporary swale on the Master Paving, Grading, and Drainage Plan. Revise for Consistently.

The PUD document mentions a Phase 2/Phase 3 Construction Timing Alternative. Revise the Phasing Plans to provide additional phasing notes corresponding to the Phase 2 / Phase 3 Construction Timing Alternative.

Revise the Phase 3 phasing notes on the Phasing Plan to address the construction of Phase 3 as if it will be constructed sequentially (consistent with notes on the Master Paving, Grading, and Drainage Plan). The Phase 2 / Phase 3 Construction Timing Alternative will become a separate note, as mentioned in the comment above.

Revise the 30' right-of-way dedication note on the Master Site Plan to read as follows: *30-feet to be dedicated to Martin County as right-of-way prior to the County release of the TIITF Easement.*

**Item #2:**

**PUD Agreement Language**

Exhibit E - Timetable for Development:

Revise Section C – Phase 2/Phase 3 Construction Alternative: If Phase 3 is constructed prior to Phase 2, the remaining spine road, sidewalks, and associated infrastructure must be constructed between Phase 1 and SE Cove Road.

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

**Addressing**

Unresolved Issues



Item #1

Please choose another street suffix for SE Lost Pine Blvd. The street suffix Blvd is reserved for major thoroughfares. Section 4.768.C.

Types such as Ave, Ct, Dr, and Ln may be used. Section 4.768.A.

**Electronic File Submittal**

**Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

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

**Water and Wastewater Service**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

**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 Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications.

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.

### **Development Review Informational**

Martin County Code of Laws and Ordinances, Section 79.121, adopts the Florida Fire Prevention Code (NFPA 1 and NFPA 101) as the County's fire prevention code. The Code is to prescribe minimum requirements for emergency vehicle access and water supply, necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions for site development. This is in accordance with Chapter 633, F.S. All construction, including, but not limited to, fire sprinklers, fire alarms and fire suppression systems, shall be subject to these codes. All documents including specifications and hydraulic calculations in accordance with FS 61G15-32 are required at the time of the application for a building permit for the property that is the subject of this application for site plan approval.

Buildings 3 or more stories in height and 3 or more units attached(townhouses) shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal.

### ***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

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

## 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:** Cove Salerno Partners  
**Project#:** CPA, 19-11

**Date:** 5/29/19

**Applicant Request:** A request for Preliminary Review and Comment

**Student Generation Calculation:**

Residential Units	<b>216</b>
Current Student Generation Rate	<b>.229</b>
<b>Elementary</b>	22
<b>Middle</b>	12
<b>High</b>	15
<b>Total Forecasted</b>	<b>49</b>

**School Zone Enrollment & Permanent Capacity:**

CSA	2019-2020 (as of 10/12/18) Enrollment	2022-2023 COFTE Projected Enrollment	2022-2023 Perm. FISH Capacity
Stuart Zone – Elementary (Pinewood, JD Parker, Port Salerno)	2213	1764	2328
South Zone – Middle (Anderson Middle, Murray Middle)	1784	1729	2251
Stuart Zone – High School (Martin County)	2183	2318	1838

Note: Current Enrollment reported from FOCUS, Projections through School District CIP Application

**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 that the elementary and middle schools currently are projected to have capacity, but the high school level is projected to exceed the permanent capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**

Phone: 772-223-3105, ext. 134

Email: evermak@martin.k12.fl.us



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 5.32.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 – Review pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – Review pending

Source - Utilities and Solid Waste Department

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 – Review pending

Source - Engineering 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

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

Findings – review pending

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings – Review at Final site plan

Source - Growth Management Department

Reference - see Section R of this staff report

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

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

##### **Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

##### **Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

##### **Item #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.

##### **Item #4:**

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 #5:**

1 (10) 24" x 36" copies of the approved master and phasing plan (rolled)

##### **Item #6:**

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.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement

**Item #8:**

One (1) blank flash/ thumb drive to be used to back up approved plans and documents.

## ***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 the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Permits to be supplied at final site plan.

## ***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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory 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.

## ***X. General application information***

Applicant: Cove Salerno Partners, LLC  
Jim Mcnamara, manager  
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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**