



**Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
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NON-P.U.D. Site Plan Checklist

New or Revised, Minor or Major Development, Master and/or Final

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- 1. APPLICATION:** Please use the new application form. [Application](#)
- 2. DIGITAL SUBMISSION AFFIDAVIT:** Complete the affidavit for digital submission.
[Affidavit for Digital Submission](#)
- 3. COPYRIGHT PERMISSION to DUPLICATE:** Complete the permission to duplicate copyright materials form required to comply with public record requests for such items as site plans and surveys.
[Permission to Duplicate Copyright Materials](#)
- 4. DOCUMENTS:** The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
- 5. PLANS:** When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
- 6. NARRATIVE:** A complete project narrative including what is being requested, the location and size of the subject property.
- 7. FEE:** A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development Review Fee Schedule](#)
- 8. POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owner's behalf.
- 9. RECORDED DEED:** A copy of the recorded deed(s) for the subject property.

10. **PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
11. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage (8 1/2 x 11”).
12. **UNITY OF TITLE:** A completed, unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number(s). [Unity of Title Form](#)
13. **LOCATION MAP:** A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
14. **ADEQUATE PUBLIC FACILITIES:** An adequate public facilities compliance statement; specify a reservation, deferral or an exemption.
15. **REAL PROPERTY:** If available, land dedication documentation.
16. **EXCAVATION FILL AND HAULING:** Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation Fill and Hauling](#)
17. **STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval):** A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
18. **MASTER STORM WATER REPORT (Master Plan only approval):** A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
19. **STORMWATER MAINTENANCE PLAN (Final Site Plan approval):** A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
20. **TRAFFIC IMPACT ANALYSIS:** A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

21. **EVACUATION PLAN:** An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane Surge Map](#)
22. **FIRE WILDFIRE SCORESHEET:** A Florida Wildfire Risk Assessment Scoresheet, if project includes residential development. [Florida Wildfire Risk Assessment Scoresheet](#)
23. **SCHOOL IMPACT WORKSHEET:** A school impact worksheet, if project includes residential development. [School Impact Worksheet](#)
24. **ENVIRONMENTAL ASSESSMENT:** An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)
25. **ENVIRONMENTAL WAIVER (Final Site Plan approval):** Environmental waiver, when appropriate. (Separate fee required, see fee schedule) [Environmental Waiver Application](#)
26. **PAMP (Final Site Plan approval):** A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
27. **LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval):** A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable. **(an additional application and separate fee are not required)**
28. **CRA ALTERNATIVE COMPLIANCE (if applicable):** A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
29. **UTILITIES LETTERS:** Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
30. **PROPOSED WATER SOURCES:** The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
31. **GROUNDWATER MODEL:** If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
32. **UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM:** If the utility provider is Martin County Utilities, submit the completed Information Sheet. [Information Sheet](#)
33. **UTILITY CERTIFICATION:** If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form. [Utility Service Certification](#)

34. **PHASING PLAN (Master Site Plan approval):** Phasing plan with timetable for completion of each phase, when applicable
35. **PROPERTY OWNERS (Public Hearings only):** Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
36. **AERIAL PHOTOS:** Recent aerial photograph of the site with the property clearly outlined.
37. **ELECTRONIC FILES- SITE PLAN (Master and/or Final):** in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
38. **ELECTRONIC FILES SURVEY (Boundary and/or topographic):** in AutoCAD 2010 to 2017 (.dwg) format.
39. **SURVEY – BOUNDARY:** boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
40. **SURVEY- TOPOGRAPHIC:** A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
41. **SITE PLAN:** The proposed master and/or final site plan. [Site Plan Template](#)
42. **UTILITIES RELATED CALCULATIONS:** Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
43. **PREVIOUSLY APPROVED SITE PLANS:** Copies of any previously approved site plans.
44. **LAND CLEARING 7 EROSION CONTROL PLAN:** A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
45. **CONSTRUCTION PLANS:** signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
46. **FLOOR PLANS:** A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)

47. **ARCHITECTURAL DRAWINGS:** including elevation drawings to demonstrate compliance with commercial and residential design standards. (Final Site Plan approval)
48. **LANDSCAPE PLANS:** (Final Site Plan approval)
49. **TREE SURVEY:** A tree survey that identifies protected trees as defined in Division 15, Article 4 of the LDR. (Final Site Plan approval)
50. **LIGHTING PLANS:** (Final Site Plan approval)
51. **COMMERCIAL DESIGN DRAWINGS:** must be prepared by a licensed architect. [Section 4.871C, LDR]
52. **DISCLOSURE of INTEREST AFFIDAVIT:** Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

NOTE TO APPLICANT and/or AGENT:

PROJECT NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

RESOURCES: [Martin County Development Review Webpage](#)