A. Application Information

MANATEE ISLES
(FKA THE SANCTUARY AT MANATEE BAY)
MINOR FINAL SITE PLAN

Applicant: Manatee Isles, LLC
Property Owner: Manatee Isles LLC
Agent for the Applicant: Engineering Design & Construction, Inc. David Baggett
County Project Coordinator: Peter Walden, Senior Planner
Growth Management Director: Nicki van Vonno, AICP
Project Number: S216-010
Application Type and Number: D001 201700423
Report Number: 2018_0125_S216-010_Staff_Report_Final
Application Received: 12/07/2017
Transmitted: 12/08/2017
Date if Report: 01/25/2018

B. Project description and analysis

Request for Minor Site plan approval for a 17 unit townhome development located on approximately 2.3 undeveloped acres adjacent to the southeastern end of Manatee Pocket in Port Salerno. Included in the application is a request for a Certificate of Public Facilities Reservation.

The property has a land use designation of Medium Density, up to eight units per acre and a compatible Zoning District of RM-8, Medium Density Residential. The parcel is in the Port Salerno Community Redevelopment Area (CRA), but is not in an overlay district.

The area surrounding the property is developed with single and multi-family residential development. The property has over 800 feet of waterfront on the Manatee Pocket. The shoreline has been hardened with a seawall and the applicant intends to add multiple boat slips for the lot owners use as part of the site plan.

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:

<table>
<thead>
<tr>
<th>Section</th>
<th>Division or Department</th>
<th>Reviewer</th>
<th>Phone</th>
<th>Assessment</th>
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<tbody>
<tr>
<td>F</td>
<td>Comprehensive Plan</td>
<td>Peter Walden</td>
<td>219-4923</td>
<td>Non-Comply</td>
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<tr>
<td>F</td>
<td>ARDP</td>
<td>Samantha Lovelady</td>
<td>288-5664</td>
<td>N/A</td>
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D. Review Board action

This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

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.

E. Location and site information

Parcel number(s) and address:
51-38-41-004-011-0006.0-7 4805 SE Capstan Ave
Existing Zoning: RM-8, Medium Density Residential
Future land use: FLU-MDR, Future Land Use Med Density Res 8/Acre
Census tract: Not Applicable
Commission district: 4
Community redevelopment area: Port Salerno
Municipal service taxing unit: District 4
Planning area: Port Salerno / 76 Corr
Storm surge zone: Category 1 Surge Zone
Taxing district: District E
Traffic analysis zone: 49
F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Policy 8.1C.1. Shoreline performance standards. The County shall enforce shoreline performance standards in review of estuarine development proposals. This shall include docks, which are defined as fixed or floating structures providing access to submerged lands. Martin County shall protect the estuarine rivers and the shoreline in order to protect the stability of the estuary, enhance water quality and preserve shoreline mangrove communities, where they are not protected by policies established in Chapter 9, Conservation and Open Space.

(1) Shoreline protection zone. The shoreline protection zone shall be defined as all estuarine waters within Martin County and all surface waters of the State that are both hydrologically connected to the estuarine waters and navigable. The shoreline protection zone shall extend 75 feet laterally upland from the mean high water. All new development shall provide a 75 foot shoreline protection zone, extending landward from mean high water, with which there shall be no construction within or reductions to the shoreline protection zone, except as set forth below. Within the waters described above, "wetlands" shall be protected as described in Objective 9.1G.

(b) Protection of the shoreline protection zone. Shoreline protection zones and any other designated upland preserve areas shall be protected from encroachment due to construction and/or building maintenance activities. Erosion control devices shall be installed and maintained throughout the duration of any construction activities adjacent to the shoreline protection zone.

1) New construction proposed for areas adjacent to the shoreline protection zone shall be set back a minimum of 10 feet (or greater if warranted by specific site conditions) for primary structures. Minimum setbacks for accessory structures (pool decks, screen enclosures, driveways, etc.) shall be 5 feet.

Unresolved Issues:

Item #1:
Clearly depict the Shoreline Protection Zone (SPZ) on the site plan. Show all setbacks according to the policy stated above.

(c) Water access. Development shall not be permitted in the shoreline protection zone defined in Policy 8.1C.1(1), except to provide the property owner reasonable access to the water.

1) This development shall be restricted to accessways running perpendicular to the shoreline, and shall be no greater than 12 feet in width.

Item #2:
Demonstrate compliance with the above policy by showing the dimensions of areas used for access.

Item #3:
ARDP
The number of units should be consistent with the Active Residential Development Inventory (ARDI) Planning System. The applicant must provide a detailed, year-by-year timetable for development, i.e., building schedule, reporting the number of units to be built each year and whether single or multi family.

Item #4:
Generic Comp Plan Compliance-GMD
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:**
Parking
The project must demonstrate compliance with the parking and loading requirements. MARTIN COUNTY, FLA., LDR, § 4.623 to 4.628

1. Parking Calculation
2. Parking Design
   Demonstrate compliance with Sec. 4.627 Design Standards and Sec. 3.262.C. and 4.624. Parking, Port Salerno CRA. (2 stalls per unit)

   Identify the required parking on the site plan and data table; 20’ by 10’ parking stalls as required by CRA code. If two stalls are provided in each unit a total of 45 spaces will be provided and a parking rate adjustment will be required.

**Item #2:**
Remove line work for the existing lots of record from the site plan.

**Item #3:**
Site Plan Data
Provide the proposed building height on the data table.

### Additional Information:

**Item #1:**
Timetable Of Development - Final
The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

**Item #2:**
Option 1 Other Agency Permits
The applicant has elected 'Option 1' regarding Agency permit submittal for review for consistency. No final site plan shall be approved until all applicable local, state, and federal approved permits are submitted and reviewed by the County Administrator. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. MARTIN COUNTY, FLA., LDR §10.9.A (2016)
Please submit all applicable authorizations prior to final approval of this application.

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

Community Redevelopment

Unresolved Issues:

**Item #1:**
CRA Generic Compliance Issue-Cra
Please show on the site plan the dimensions of the proposed front setback. The minimum front setback is 0 ft. and the maximum setback is 10 ft. (Martin Co., LDR, Art. 3, DIV. 6, Sec.3.262.H. Architectural design.)

The minimum height of balconies is 10 feet. The proposed balconies do not meet this requirement. (Martin Co., LDR, Art. 3, DIV. 6, Sec.3.262.H. Architectural design.)

The minimum required depth of the front porch is 8 feet. The proposed townhouses do not meet this requirement. (Martin Co., LDR, Art. 3, DIV. 6, Sec.3.262.H. Architectural design.)

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

N/A
No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Unresolved Issues:

**Item #1:**
Property Survey Review
Please provide additional call-outs on the boundary survey of the Mean High Water Line (MHWL) for the property. Section 4.4.A, LDR, Martin County, Fla., requires the shoreline protection zone be measured laterally upland from the MHWL of the estuarine waters or surface waters of the state.

**Item #2:**
Environmental Assessment
Please include the following information with the environmental assessment for your project (ref. MARTIN COUNTY, FLA., LDR Section 4.32 (2013) and Section 4.6 (2011)):

1. A list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site. Describe any critical habitat found on site for protected species.
2. A field survey and map shall be made showing the areas of the site surveyed for listed species. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.
3. A jurisdictional wetland determination approved by the state to document the presence or absence of wetlands on the site or provide the SFWMD ERP permit that describes that no wetlands are present onsite.

**Item #3:**

Site Data And Habitat Mapping

Please identify the following in the site plan data table, as applicable:

a. SITE ACREGE, Total. Total upland, wetland, surface water area and any submerged lands for site.

b. SHORELINE PROTECTION ZONE ACREAGE, for site.

c. TOTAL PRESERVE ACREAGE, for site. In this case is the shoreline protection zone.

Please label and assign a preserve crosshatching to the shoreline protection zone on the final site plan. Based on the information in this application and in accordance with county's Comprehensive Growth Management Plan and Land Development Regulations, a 75 foot shoreline protection zone, measured landward of mean high water, is required for this project.

**Item #4:**

Site Plan Review

The proposed final site plan appears to show dry detention areas co-located within the shoreline protection zone. Please demonstrate the project complies with Section 4.4.A.5.g, LDR, Martin County Fla., for stormwater and surface water management in and around the shoreline protection zone. Direct discharge of stormwater into the shoreline protection zone is prohibited. Stormwater must be provided water quality treatment prior to being discharged. Please revise your final site plan and construction plans accordingly to meet this section of code.

Please provide for the following Notes on the Final Site Plan:

1. Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Additional preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

2. Other General Final Site Plan Notes.

   All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
3. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).

**Item #5:**
Restoration Requirements
Areas of wetland, wetland buffer, shoreline protection zones and upland preserves that are devoid of existing, natural associations of native vegetation shall be planted with, or supplemented by, appropriate native vegetation sufficient to create a self-perpetuating plant community capable of functioning as natural habitat. There are areas within the proposed preserve area that have been identified as containing excessive exotic vegetation and will require replanting of native vegetation. As a result, please supplement the PAMP with a restoration plan that meets the following requirements pursuant to Section 4.2.G.2., LDR, Martin County Fla. (2011) and Section 4.36.B., LDR, Martin County Fla. (2013):

a. Provide a planting list to include the species, quantity, size, and spacing of plants to be installed.

b. Show elevation contours on the plan or cross-sectional details with elevations and the plant species appropriate for the elevation.

c. Describe or show the hydrologic conditions (i.e. control elevation) affecting the planting area.

d. A timeline on when planting will occur and details on construction methodologies for the restoration area including practices (i.e. irrigation) that will be utilized to establish the plantings.

e. Monitoring report schedule detailing the progress of planting with the first report due six months after planting and continuing for minimum period of two years. The information provided must be adequate to determine that planting species have survived in sufficient number and health as needed to meet 80 percent vegetative cover. Replanting will be required if the coverage requirements are not met within the first year.

f. A bond for 100 percent of the cost of exotic vegetation removal, replanting, maintenance and monitoring shall be required for a period of two years from the date the planting was completed. The bond shall be submitted prior to receiving a certificate of occupancy of the first building permit.

  g. Provision for protection of existing native trees during construction that are within the restoration area, if applicable.

**Item #6:**
Preserve Area Management Plan
Pursuant to MARTIN COUNTY, FLA., LDR SECTIONS 4.6 (2011), and 4.36 (2013), a PAMP is required for this project and shall include the following minimum requirements:

1. Standard PAMP template language for Conditions, Table of Contents, and required exhibits.
2. The complete environmental assessment for the property.
3. Provisions for the initial removal and ongoing management of exotic vegetation, nuisance native vegetation and debris.
4. Plans for the revegetation of any shoreline protection zone areas with appropriate native plant material.
5. Provisions for the protection of plant and animal species of regional concern in accordance with recommendations from applicable State and Federal agencies, if applicable.
6. Specific provisions for County enforcement of the PAMP and a reduced copy of the final development plan or plat clearly indicating preserve area locations shall be attached to the declaration of covenants and restrictions as recorded in the County public records.
7. Provisions for the perpetual maintenance of preserve areas and procedures for the transfer of responsibilities must be clearly identified for any applicant requesting development approval and all successive owners.
8. The applicant must demonstrate that a regulated activity will not cause adverse secondary impacts to a water resource. The PAMP must also provide reasonable assurance that the secondary impacts from construction, alteration, and intended or reasonably expected use of a proposed activity will not cause violations of water quality standards or adverse impacts to the functions of wetlands or other surface waters.

9. Provide for the protection, if applicable, of plant and animal species that are rare, endangered, threatened or a species of special concern as defined by the Federal government, the State of Florida, including the Florida Fish and Wildlife Conservation Commission (FFWCC), and including any species or native habitat the Treasure Coast Regional Planning Council determines to be regionally rare, endangered or threatened with extinction, in accordance with recommendations from applicable State and Federal agencies; and include all permitting conditions as an attachment to the PAMP. Such recommendations, requirements and conditions for permit shall be made part of the preserve area management plan. The preserve area management plan shall include the protection provisions for endangered, unique or rare habitat. In the case of aquatic or wetland dependent species for which habitat management guidelines have been developed by the U.S. Fish and Wildlife Service or the FFWCC; the applicant must provide compliance with these guidelines and assurance that the proposed development will not adversely affect the listed species. For those aquatic or wetland dependent animal species that are listed but habitat management guidelines have not been developed the applicant must propose measures to avoid and minimize impacts to habitat function.

10. Provide language that native upland or wetland vegetation within the preserve area can be altered only in accordance with the PAMP. Preserve areas shall not be altered except by way of a PAMP amendment approved by the Board of County Commissioners. The PAMP may also provide for necessary habitat management practices if approved by the Growth Management Director; such necessary management shall be for the purpose of protecting, preserving and enhancing but not altering or removing the existing native vegetation. The PAMP document and guidelines may be modified as needed to fulfill required management obligations that do not conflict with the purposes of the preserve area. These modifications must be approved by the Growth Management Director. The PAMP shall provide for fire management and other alternatives necessary for the long term viability and habitat value of the preserve area and shall also provide for protection against imminent threats to public health and safety.

11. Stormwater management plans shall be carefully coordinated with the PAMP. Weir height must be set to maintain or enhance water tables throughout the site in order to maintain natural storage and natural wetland hydroperiods on the land.

**Item #7:**
Signage And Boundary Marker Requirements
Preserve Area Signage, MARTIN COUNTY, FLA., LDR SECTION 4.35.C (2013)

All preserve areas which are adjacent to single-family or multifamily lots shall be clearly marked with signs indicating that the area is a preserve area, subject to a recorded preserve area management plan on file in the Martin County Growth Management Department. Please provide for specific locations of permanent preserve area signs and boundary markers on your final site plan and construction plans. Provide a construction detail for these permanent signs on the construction plans. On the Final Site Plan, include the locations of required survey markers as described in the PAMP.

Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. A note providing for this requirement should be added to the site plan.
Item #8:
Land Clearing Page

Construction plans shall include a page specifically dedicated to land clearing to clearly identify the proposed limits of clearing for the project area. This page should be identified in the table of contents. The following shall be included on the land-clearing page:

1. Location and limits of areas to be cleared. Identify areas of the site for required exotic removal outside of preserve areas prior to C.O.
2. Locations of on-site and adjacent preserve areas or wetlands.
3. Locations of perimeter native vegetation to be retained as un-cleared during construction.
4. Locations of erosion control devices (silt fence and/or stabilized berms).
5. Locations of preserve area/construction barricades (orange mesh safety fence).
6. Erosion control devices located at least 5 feet landward of preserve area boundary.
7. Location of tree protection barricades (where warranted).
8. Location of on-site posted land clearing permit and permit box (to retain approved plan).
9. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
10. Construction details for the installation of erosion control devices and preserve area barricades.
12. 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."
13. 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."
14. Include the text: "No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained."
15. 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."
16. 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."

Item #9:
Environmental Waivers

Your project is being reviewed to determine if it qualifies for a waiver or exception to the Martin County Growth Management Plan and Land Development Regulations. Pursuant to Section 4.5, LDR, Martin County Fla. (2013). Specifically, the proposed access to water will be reviewed in accordance with Section 4.5.D, LDR, Martin County Fla., waivers for access. The proposed docks and elevated walkways will be reviewed under Section 4.5.G, LDR, Martin County Fla.

Please provide the following information to process this review, with the understanding that additional review comments that affect the proposed site plan may follow:

a. Documentation in the form of a shoreline access plan, to scale, to show the shoreline protection zone, all proposed access through the SPZ, all proposed docks, finger piers, and elevated walkways over waters of the state. Accessways shall be limited to 12 feet in width running perpendicular through the upland portion of the SPZ. All structures over water shall be designed and located in such a manner to show the least amount of damage to the Shoreline Protection Zone.

b. Please describe if any proposed dredging will occur as part of this project and if the material...
will be hauled over land or shipped by barge. If over land, please describe the methodology and show the location of access through the SPZ and how this area will be restored once dredging is completed.

Landscape

Unresolved Issues:

Item #1:
Landscape Tabular Data
Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas.

Remedy/Suggestion/Clarification:
Site data is not consistent. the site plan and landscape plan say the total site is 103,215 sq. ft. but the landscape plan also lists the developed area as being 147104 sq. ft. Please explain the discrepancy.

Item #2:
Construction Standards - Tree Protection
Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans

Remedy/Suggestion/Clarification:
Landscape plans and Construction plans are not consistent as to trees proposed to be preserved. The landscape plans indicate that pines and select palms within the SE Azimuth right-of-way are to remain, the construction plans indicate that these trees are to be removed. Please review and verify status of these trees.

Item #3:
CRA Overlay District Requirements
Where community redevelopment areas have specific landscape requirements those requirements shall supersede the requirements of Article 4, Division 15, Land Development Regulations, Martin County Code (Standard Landscape Code). As such, please provide for compliance with the following landscaping requirements of the Port Salerno community redevelopment areas:

See Land Development Regulations Section 3.262.E

1. Required submittals. Prior to the issuance of a building permit or paving permit, a landscape plan shall be submitted to and approved by the Port Salerno Neighborhood Advisory Committee, following a recommendation from County staff. The required landscape plan shall be prepared by a qualified professional and indicate the location and type of all existing and proposed.

2. General requirements. The following minimum landscaping and tree planting requirements shall apply:

   a. Open space, if required, may include any landscaped pedestrian environment such as planted courtyards or walkways. Ten percent of the open space requirement may be met by landscaping and permanently maintaining adjacent public space, and permanently establishing the area as a
pedestrian environment. Such space is to be designated on site plan.

b. All uses. All developments shall provide at least one tree per thousand square feet of total site area. This calculation shall exclude any required upland preserve area.

c. Landscaping in easements. 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.

5. Tree size. At the time of planting, all required trees shall have a minimum height.

b. Outside of the Cove and Salerno Roads and A-1-A/Dixie Highway: 12 feet, with a four-foot clear trunk, and two-inch caliper diameter at breast height (dbh) at the time of planting;

c. Palm trees shall be a minimum height of 12 feet at the time of planting;

6. Tree species. At least 75 percent of all trees planted to satisfy the requirements of this section shall be native species.

**Remedy/Suggestion/Clarification:**
Landscape data states that 1 tree per 1500 sq. feet of lot area is required and provided and trees are specified as 10 feet in height. One tree per 1000 sq. feet is required and must be a minimum of 12 feet in height. This calculation can deduct site area within dedicated preserves. Revise plan to meet Port Salerno CRA landscape requirements. It does not appear that proposed landscaping meets native requirement. Document that 75% of proposed trees are native.

Plans must be submitted to and approved by the Port Salerno Neighborhood Advisory Committee.

**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.

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.

**Remedy/Suggestion/Clarification:**
Improvements are being proposed within the County Right-of-Way. Provide documentation regarding permissions to construct within the R.O.W. Provide note regarding replacement of any disturbed landscaping as a result of future maintenance or repairs. A maintenance agreement will be necessary.
K. Determination of compliance with transportation requirements - Engineering Department

Unresolved Issues:

Item #1: Traffic Impact
The Traffic Impact Analysis does not comply with Article 5, Division 3, Sections 5.63 and 5.64 because:

1. Trip generation must be consistent with latest ITE Trip Generation Manual
2. Existing volumes and growth rates must be consistent with latest Roadway LOS Inventory Report
3. Project trips must be appropriately distributed on network

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

Unresolved Issues:

Item #1: Rights Of Way Improvements
Revise the following components to comply with the cited references:

1. The change in grade at both entrances exceeds allowable thresholds. Provide a rider's comfort curve. [MARTIN COUNTY, FLA., LDR SECTION 4.843.D (2010)]
2. Provide sight triangles / Sight distances for the intersections and proposed driveways on the landscape plan. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #546 (2016)]
3. Relocate the power pole/utilities located along SE Capstain Avenue and straighten proposed sidewalk.
4. Relocate proposed stop bar and stop sign within the property limits to reduce the transition of the proposed sidewalk at SE Azimuth Way. Provide a curved radius instead of angled transitions. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]
5. Connect the proposed sidewalk to the existing sidewalk on SE Azimuth Way to increase pedestrian connectivity.
6. Provide appropriate traffic control, signage, and pavement marking to direct the vehicles exiting the site along SE Azimuth Way (one-way). [MARTIN COUNTY, FLA., LDR SECTION 4.843.H (2010)]
7. Remove proposed header curb SE Azimuth Way.
8. The on-street parking design for SE Capstain Avenue must meet TND street design and layout.
A 5' furnishing zone is required between the parking and 6' sidewalk. On-street parking may be reduced to a minimum of 8' in width to accomplish this. [MARTIN COUNTY, FLA., LDR SECTION 4.845 (2001)]


**Item #2:**
Private Road Maintenance
All interior roadways depicted on a development's Final Site Plan need to be identified on the final site plan as being either public or private. Additionally, the General Notes on the final site plan need to address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information needs to be consistent with similar information contained in the Dedications portions of the Plat. (Article 4, Division 19, Section 4.843.I)

**Item #3:**
Off-Street Parking
Revise the following components to document conformance with the cited references:

1. The typical parking stall detail included on the Final Site Plan and Construction Plans does not match any of the proposed parking stalls.  [MARTIN COUNTY, FLA., LDR SECTION 4.624 (2009)]
2. Demonstrate that each garage can accommodate a parking stall no less than 10' x 20'. [MARTIN COUNTY, FLA., LDR SECTION 4.627.B (2009)].

**Item #4:**
Consistency With Other Plans
The following components of the final site plan or construction plans are inconsistent:

1. Minimum Finished Floor Elevation (FFE) must be on Final Site Plan and Construction Plans.
2. Show lot acreage, dimensions, lot numbering and lot lines on Construction Plans and Final Site Plan
3. If the lots are to be platted, show the boundary and annotations for all individual proposed lots. Show bearing and distances on all boundaries and tracts (stormwater management tract, Right of Way tract, preserve area tracts).
4. Add OR Bk & PG to the abandonment for 4th Street East on the Final Site Plan and Construction Plans.

**Item #5:**
Stormwater Mgmt Submitted Materials
Provide the following items to document conformance with the cited references:

1. A drainage map of the basin or basins within which the development lies shall be submitted. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.7.c (2001)]
2. Provide a Stormwater Maintenance Plan [MARTIN COUNTY, FLA., LDR SECTION 4.386
3. Provide updated Tide and Currents Bench Mark Data Sheets.

**Item #6:**
Stormwater Mgmt Pre-Development

1. The narrative does not adequately describe flood plain encroachment.
2. Provide documentation supporting the wet season water table elevation (WSWT).
3. The pre-development runoff rate will be evaluated once the wet season water table elevation and tidal information are accepted.

**Item #7:**
Stormwater Mgmt Post-Development

1. The post-development runoff (flood routing) calculations will be evaluated once the pre-development calculations are accepted.
2. The post-development soil storage calculations must be consistent with the values for compacted soils.
3. Provide a discussion in the narrative addressing minimum roadway, perimeter berm and finished floor elevations.
4. Provide calculations for exfiltration trench capacity in order to demonstrate that the required water quality has been met.
5. The ROW post development analysis will be reviewed once a basin map delineating the acreage of that basin has been submitted.
6. Provide site data table for breakdown of ROW Improvements to support acreage utilized in calculations.
7. Provide a narrative that describes how the Ponds Retention Pond Recovery software is utilized for the recovery analysis for the ROW Improvements. Explain the parameters utilized. Provide supporting documentation for the hydraulic conductivity, fillable porosity, and CN values utilized in the Ponds Recovery Analysis.

**Item #8:**
Stormwater Mgmt Construction Plans

1. Provide construction details for the proposed retaining wall.
2. A railing is required on the proposed retaining wall. Provide details.
3. Provide a plan view that shows the pipe connections for Catch Basin 10, demonstrating how the overflow weir functions. As proposed, the structure would not function as a control structure if the runoff can enter the grate and bypass the weir.
4. Provide a front view of the Type C Control Structure showing how the weir and bleeder are constructed. The grate appears to be set at the invert of the weir.
5. The proposed development lies within a Special Flood Hazard Area that has an established base flood elevation of 6' NAVD. A minimum finished floor elevation must be 7 NAVD or above the hundred year - three day storm event, whichever is higher.
6. Provide a minimum finished floor on the Final Site Plan and Construction Plans (100-year, 72-hour stage) (SFWMD ERP manual Volume IV 4.386.B)
7. Provide grading details for the dry detention area.
8. Provide grading details and construction details for the flume at the offsite detention area.
9. Stabilization (seed or sod) of the disturbed area must be completed within 30 days of vegetation.
N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Unresolved Issues:

Item #1:
Street Naming

Remedy/Suggestion/Clarification:
Please name the street within this development which units 10-17 will be addressed off of. This will be a east/west road. Please follow these naming regulations. 4.768.B. East/west streets. Streets running parallel to the east/west baseline shall be designated "street," "terrace," "place," "way" or some other designation beginning with a letter in the second half of the alphabet (N through Z).

Electronic File Submittal

Findings of Compliance:
The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

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. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

Item #2:
Must Submit Agreement
The applicant must submit an executable, final draft water and wastewater service agreement to the
Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. 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**

**Unresolved Issues:**

**Item #1:**
Water Source

1. The project must demonstrate the following:

2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction [NFPA 1, Chapter 18, Section 3.1].

3. Fire hydrants are to be provided within 250 road-feet of each proposed non-residential and multi-family structure, and 500 road-feet for single-family and duplex residential structures [NFPA 1].

4. Hydrants shall be located on the same side of the road as the building being protected unless otherwise approved by the Fire Prevention Office [NFPA 1].

5. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. [NFPA 1, Chapter 18, Section 1.1.2.]

**Additional Information:**

**Information #1:**
The following fire suppression water flow is the minimum for residential use:
The minimum fire flow and flow duration requirements for one and two family dwellings having a fire flow area that does not exceed 5000 square feet shall be 1000 gpm (3785 L/min) for one hour. [NFPA 1 18.4.5.1.1]

Fire flow and flow duration for dwellings having a fire flow area excess in of 5000 square feet shall be not less than specified in Table 18.4.5.1.2 [NFPA 1]

These are the minimum requirements. Additional water flow may be required to supplement fire
sprinkler systems or to support other hazardous uses. The developer is responsible to meet any additional flow requirements beyond that which is within the capacity of the utility provider [NFPA 1].

Emergency Preparedness

Unresolved Issues:

Item #1:
New Development Evac Plan
All new development proposed within the Category 5 Hurricane Surge area, as identified in the 1993 (or more recent) Florida Hurricane Surge Atlas, shall prepare a detailed plan and procedures for hurricane evacuation. The plan will be consistent with local emergency management policies. Such plans shall be submitted for review and approval by the director of the Emergency Management Agency. No certificate of occupancy shall be provided for any such residence until the evacuation plan is approved by the reviewing agency. The approved plan is to be distributed to future residents of such residences. [Section 8.B.3.b, the PLAN]

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

Unresolved Issues:

Item #1:
ADA-Route, Width Stds
403.5.1 Clear Width.
Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.
(2014 FBC, FIFTH EDITION\ACCESSIBILITY 403.5.1)

Remedy/Suggestion/Clarification:
12/8/2017 - Show the width of the existing walkway around dock area.

Item #2:
ADA-Route, Maximum Slope
403.3 Slope.
The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.
(2014 FBC, FIFTH EDITION\ACCESSIBILITY 403.3)

Remedy/Suggestion/Clarification:
12/18/2017 - Show the 6' wooden walkway to dock as being ADA Accessible.

Item #3:
ADA-Ramp, Landing Stds
405.7 Landings.
Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.
405.7.1 Slope.
Landings shall comply with 302. Changes in level are not permitted.

405.7.2 Width.
The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length.
The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction.
Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways.
Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 405.7)

**Remedy/Suggestion/Clarification:**
12/18/2017 - Show the 6' wooden walkway to dock as being ADA Accessible.

**Item #4:**
ADA-Ramp, Handrails
405.8 Handrails.
Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

505 HANDRAILS

505.1 General.
Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required.
Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity.
Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

505.4 Height.
Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.
505.5 Clearance.
Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

505.6 Gripping Surface.
Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

505.7 Cross Section.
Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section.
Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections.
Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

505.8 Surfaces.
Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings.
Handrails shall not rotate within their fittings.

505.10 Handrail Extensions.
Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps.
Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs.
At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs.
At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 405.8, 505)
Remedy/Suggestion/Clarification:
12/18/2017 - Show handrails where they would be required.

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

Unresolved Issues:

Item #1:
Sewage Treatment And Disposal
Must meet all on-site Sewage Treatment and Disposal Systems requirements as stated in 64E-6 of the Florida Administrative code.

Item #2:
Drinking Water Systems
Must meet all Drinking Water Systems requirements as stated in 64E-8 of the Florida Administrative Code.

Item #3:
Public Health
Must meet all Public Health: General Provision requirements as stated in Chapter 381 of the Florida Statutes.

Item #4:
Existing Septic & Wells On Plans
Show any wells and septic systems that currently exist on the property.

Martin County School Board

Martin County School District CIP
School Concurrency Determination

<table>
<thead>
<tr>
<th>Project:</th>
<th>Manatee Isles</th>
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</thead>
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<tr>
<td>Date Received:</td>
<td>11/12/2018</td>
</tr>
<tr>
<td>Project #:</td>
<td>S216-010</td>
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<tr>
<td>Owner/Applicant:</td>
<td>Manatee Isles, LLC</td>
</tr>
<tr>
<td>Location:</td>
<td>4805 SE Capstan Ave. (Between SE Azimuth Way and SE Horseshoe Point Rd.)</td>
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| Planned Project Units:   | 1 SF  16 Apartments (17 total)     |

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Service Area Analysis
### Concurrency Availability:

Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists at the Elementary and Middle school levels to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180. However, the High School is over the LOS standards.

### School capacity:

This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use.

### Comments:

This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

### Letter of No Objection w/Conditions:

At this time we can provide a letter of no objection with the following conditions:

1. The applicant must resolve the addition of 1 student station at the High School level that the Manatee Isles will generate, where there is no capacity and does not meet our agreed upon Level of Service Standards (LOS). District staff will need to meet with the applicant to mitigate this deficit.

**School District Contact:**

Kimberly Everman

**Date Issued:** 1/17/2018

**Telephone:** 772-223-3105, Ext.134

**E-Mail:** evermak@martin.k12.fl.us

### 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 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR’s), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

- **Potable water facilities** (Section 5.32.D.3.a, LDR)
  - Service provider - Martin County
  - Findings: pending
  - Source - 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 - 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 – pending evaluation
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 – 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 – compliance pending mitigation
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:**
Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

**Item #4:**
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 #5:**
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 #6:**
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.

**Item #7:**
Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

**Item #8:**
Ten (10) copies 24" x 36" of the approved site plan.

**Item #9:**
Original approved site plan on Mylar or other plastic, stable material.

**Item #10:**
Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #11:**
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 #12:**
Original of the construction schedule.

**Item #13:**
Two (2) originals of the Cost Estimate, 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.

Item #14:
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.

Item #15:
Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.

Item #16:
Pursuant to Section 4.843.G., LDR, Martin County Code, in lieu of constructing a sidewalk, the applicant shall pay the cost of construction within sixty (60) calendar days of the project approval.

Item #17:
A hauling fee of $0.21 per cubic yard of material being hauled from the site in the amount of $__.__ shall be paid within sixty (60) calendar days of the project approval.

Item #18:
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.

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.

Item #1:
RIGHT-OF-WAY PERMITS
The following permits must be submitted prior to scheduling a Pre-Construction meeting:

Item #2:
STORMWATER MGMT PERMITS
The following permits must be submitted prior to scheduling a Pre-Construction meeting:
   1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
   2. South Florida Water Management District (SFWMD) Dewatering Permit
   3. Army Corps of Engineers (ACOE) Nationwide
   4. Florida Department of Transportation (FDOT) Drainage Connection Permit

Item #3:
WATER AND WASTEWATER
The applicant must provide a copy of all required Department of Environmental Protection permits 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:

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* 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: Manatee Isles, LLC  
Gary Brown, Manager  
9825 Marina Boulevard Suite 100  
Boca Raton, FL 33428  
561-488-9509

Agent: Engineering Design & Construction, Inc.  
David Baggett  
10250 Village Parkway Dr., Suite 201  
Port St Lucie, FL 34987  
772-462-2455

**Y. Acronyms**

<table>
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<tr>
<th>Acronym</th>
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Z. Attachments