A. Application Information

STUDIOWORKS
MAJOR FINAL SITE PLAN

Applicant: Nautilus Associates LLC
Property Owner: Nautilus Associates LLC
Agent for the Applicant: Lucido & Associates Doug Fitzwater
County Project Coordinator: Peter Walden, Senior Planner
Growth Management Director: Nicki van Vonno, AICP
Project Number: S257-001
Application Type and Number: D009 201700280
Report Number: 2017_1004_S257-001_Staff_Report_Final
Application Received: 08/23/2017
Transmitted: 08/24/2017
Date of Report: 10/04/2017

B. Project description and analysis

This is an expedited application for a commercial, major final site plan. Nautilus Associates, LLC has submitted an application for a 33,236 square foot development on a vacant 2.91 acre parcel in Hobe Sound. The project consists of artisan studios, business and professional offices and commercial indoor parking for rare automobiles.

The project is located on Shell Avenue in Hobe Sound and is within the A1A Corridor Overlay Zoning District. There are two land use designations on the property and the application will need to establish compliance with the COR, Commercial/Office/Residential and the General Commercial land uses found on the property.

The proposed site is vacant and vegetated with upland scrub, a native and rare/unique habitat community. A preserve area management plan (PAMP) is required as part of this application. Access to the site is proposed via two access points on Shell Avenue. The property backs up to the FEC Railroad easement, with the proposed preserve area located as a buffer between the railroad and the development.

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>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>Comprehensive Plan</td>
<td>Peter Walden</td>
<td>219-4923</td>
<td>Non-Comply</td>
</tr>
</tbody>
</table>
**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. MARTIN COUNTY, FLA., LDR, ARTICLE 10

**E. Location and site information**

<table>
<thead>
<tr>
<th>Parcel number(s) and address:</th>
<th>SE Shell Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning:</td>
<td>Hobe Sound Overlay</td>
</tr>
<tr>
<td>Future land use:</td>
<td>FLU-CG, Future Land Use Commercial General</td>
</tr>
<tr>
<td>Future land use:</td>
<td>FLU-COR, Future Land Use Commercial Office-Res</td>
</tr>
<tr>
<td>Census tract:</td>
<td>0015 Tract</td>
</tr>
<tr>
<td>Commission district:</td>
<td>3</td>
</tr>
<tr>
<td>Community redevelopment area:</td>
<td>Hobe Sound</td>
</tr>
<tr>
<td>Municipal service taxing unit:</td>
<td>District 3</td>
</tr>
<tr>
<td>Planning area:</td>
<td>South County</td>
</tr>
<tr>
<td>Storm surge zone:</td>
<td>Not Available</td>
</tr>
<tr>
<td>Taxing district:</td>
<td>District C</td>
</tr>
<tr>
<td>Traffic analysis zone:</td>
<td>58</td>
</tr>
</tbody>
</table>
F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Additional Information:
CGMP Chapter 4, Section 4.4, Goals, Objectives and Policies states:
(a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

The project has a proposed total of 33,236 square feet of floor space, with 8,086 square feet or 24.5% utilized for indoor commercial parking, a permitted use in Limited Commercial. As stated above, up to 25% of the floor space may be utilized as limited commercial. Commercial parking is a permitted use in the Limited Commercial district pursuant to Section 3.11., Table 3.11.2 Land Development Regulations, Martin County, Fla. (2016) and is also a permitted use in the Hobe Sound Zoning Overlay District.

Unresolved Issues:
Item #1:
Commercial Design
Improved design of commercial development is to be used to promote the commercial core areas of
Jensen Beach, Palm City, Port Salerno, Hobe Sound and Indiantown. Improved physical design is aimed at reinforcing and improving their role as community centers of office and institutional activity, retail trade and civic and cultural enrichment. Innovative themes and design approaches will be used that are consistent with the purpose and unique character of these areas. Development shall accommodate and encourage pedestrian circulation. Vehicular traffic flow and parking shall be designed to reinforce and improve pedestrian mobility. MARTIN COUNTY, FLA., CGMP Policy 4.10E.1. (2016).

Refer to sections G. and H. below and address compliance issues with the regulations and policies outlined.

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. Clean up parking lot dimensions and line work, clearly show dimensions for parking stalls and aisle widths.

(2) Nonresidential: (a) Greater than 15,000 square feet. A maximum of two spaces per 500 square feet of leasable floor area;

Item #2:
Label total square feet of buildings on each building of the site plan to show footprint and total sq. ft.

Item #3:

a. Adjoining public or private parking lots must share ingress/egress points, where feasible or legally permitted;

Provide cross access to the neighboring commercial site to the south.

Item #4:
Alternative compliance:
Alternative compliance will need to be applied for and approved by the County Administrator or designee.

1. Building design, see Section H. below.
2. Building use, see Section H. below.
Demonstrate that the building uses and design are acceptable within the Hobe Sound Zoning Overlay.

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

Commercial Design

The East elevation is considered the primary facade.

Please include a North arrow on all the floor plan drawings. Please identify the floor plans on sheet A-1.03 with the corresponding building number. Please correct all the labeling inconsistencies between floor plans and elevation drawings.

Overall Finding:
Division 20 - Commercial Design Compliance: Non-Comply

Community Redevelopment

Unresolved Issues:

Item #1:
CRA Generic Compliance Issue-Cra
Please include in all the buildings floor plans drawings a north arrow consistent with the geographical orientation of the north arrow included on the Site Plan.

Please include on the Site Plan the setbacks of all the buildings to all the property boundaries.

A minimum of three bicycle racks for each nonresidential use is required (Martin Co., LDR, Art. 3, DIV. 6, Sec. 3.263.E.1.d. (2).(f)).

A minimum of one loading space shall be provided for all buildings that receive or ship goods via semi-trailer or trucks larger than 20 feet in length. The space shall not obstruct or otherwise hinder the movement of vehicles and pedestrians and shall be located so as not to be visible from the street. (Martin Co., LDR, Art. 3, DIV. 6, Sec. 3.263.E.5).

Item#2:
Shell Avenue is classified as a Local Street on the Hobe Sound CRA Regulating Plan. The Office Building type is not permitted fronting Local streets. (Martin Co., LDR, Art. 3, DIV. 6, Sec. 3.263.H)
**Item #3:**
The proposed architectural style does not meet any of the architectural styles adopted by the Hobe Sound CRA. (Martin Co., LDR, Art. 3, DIV. 6, Sec. 3.263.H)

An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of this division 6 in order to accommodate unique circumstances of the proposed development site. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after having been reviewed by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of this division 6 as well as or more effectively than adherence to the strict requirements of this division 6 and would help carry out specific goals or objectives outlined in the particular CRA plan. Appropriate justifications for approving alternative plans include but are not limited to:

1. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Redevelopment Overlay Districts.
2. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
3. Improve or provide integration of proposed development with the surrounding off-site development.
4. The preservation of the historical or archaeological features of the area.
(Martin Co., LDR, Art. 3, DIV. 6, Sec. 3.260.E)

---

### 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:**
Environmental Assessment
Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

**Item #2:**
Site Plan Review
Please provide for the following Notes on the Final Site Plan:

1. Preserve Area Setback.

New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.

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.

Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Administrator.

Item #3:
Signage And Boundary Marker Requirements
Preserve Area Signage, MARTIN COUNTY, FLA., LDR SECTION 4.35.C (2013)

On the Final Site Plan, include the locations of required preserve area signs as described in the PAMP.

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 #4:
Land Clearing Page
The following shall be included on the land-clearing page:

1. Location and limits of areas to be cleared.
2. Locations of perimeter native vegetation to be retained as un-cleared during construction (if applicable).
3. Location of tree protection barricades (where warranted).
4. Location of on-site posted land clearing permit and permit box (to retain approved plan).
5. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
7. 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."
8. 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."
9. Include the text: "No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained."
10. 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."
11. 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 #5:
Land Clearing Methodology
Ensure that the plans provided document the construction practices to be employed to demonstrate compliance with the following land clearing requirements:

Applications for land clearing shall require a land clearing plan that includes, at a minimum, proposed dates for clearing, the proposed method of erosion and sediment control, the proposed method of debris disposal and soil stabilization procedures to be implemented after land clearing. A statement may be provided on the land clearing plans to confirm that these criteria and dates for clearing will be confirmed and documented by the Engineer of Record prior to the pre-construction meeting.

Where off-site siltation becomes a problem, work on the project shall stop until an amended plan is approved and implemented.

During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. This requirement shall be a condition of all development approvals. Please provide for phased land clearing plans, where feasible, to comply with this requirement.

Soil stabilization. Soil stabilization such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activity shall be completed progressively as vegetation removal occurs within a given area of a site. Excavation, fill placement, vertical construction or soil stabilization shall begin within 15 days, and shall be completed within 30 days of vegetation removal within a given area of a site. The method chosen for soil stabilization must be appropriate for the particular situation.

Disposal of land clearing debris. Open burning of land clearing debris in the Urban Service District, as defined in the Future Land Use Element of the Comprehensive Plan, by any method other than the oxygenated or pit burning technique that does not add particulate matter or smoke to the air, shall be prohibited. Land clearing debris shall be disposed of in the following manner:

1. Chipped on-site or at a legal chipping facility and delivered for composting to a facility approved for composting; or
2. Delivered to the chipper at the Martin County Landfill and chipped for mulch; or
3. Burned as described above.

Nonvegetative debris including construction and demolition debris shall be disposed of at an approved landfill site.

Landscape

Findings of Compliance:
The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 3, Division 6, Section 3.263. Hobe Sound Redevelopment Overlay District. [2005]. The applicant has proposed construction of a commercial office building and artisan workshops. Land Development Regulations Article 3, Division 6. Section 3.263. Hobe Sound Redevelopment Overlay District. [2005] requires that landscaping and buffering requirements to the maximum extent possible. A landscape plan shall need to be submitted and approved by the Hobe Sound Neighborhood Advisory Committee.
The applicant has submitted landscape plans that provide for planting 94 trees to document compliance with Section 3.263.G.2.a.2., Land Development Regulations, Martin County, Fla. (2005). Pursuant to this regulation a minimum of 1 tree shall be established for each 1000 sq. ft. of the total development
area. The total development area is 94,808 sq. ft. which requires the planting of 94 trees.

Section 3.263.G.3.b.4 & c, Land Development Regulations, Martin County, Fla. (2005) requires a visual barrier between a building and rights of way. On the east side the building is within 10 feet of the sidewalk so a wall is not applicable. However, to demonstrate compliance the applicant is proposing a foundation hedge be planted along the street frontage.

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

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

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

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

**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. Use Fitted Curve Equation when it contains a natural logarithm function. Average Vehicle Trips vs 1000 S.F. should be utilized for all proposed uses.
2. Project Build Out Year is 2019.

**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

1. Relocate southern driveway to provide a minimum driveway separation of 125 feet per Table 4.19.6 [MARTIN COUNTY, FLA., LDR SECTION 4.845.G (2001)]
2. Provide sight triangles / sight distances for both driveways on the Landscape Plan. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF
3. Clearly label the existing and proposed sidewalks on the Final Site Plan and Construction Plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

4. Provide proposed elevations on sidewalk connections from buildings to sidewalk along SE Shell Avenue to demonstrate 2% cross slope and 5% running slope have not been exceeded. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

5. Open cuts along SE Shell Avenue are not permitted. Provide clarification that the installation of the 3 water main connections on SE Shell Avenue are not done with open cuts. Remove Open trench cut detail from the Construction plans. [MARTIN COUNTY STANDARD DETAILS FOR ROAD & SITE CONSTRUCTION AND PUBLIC FACILITIES DETAIL R-31 (2016)]

6. Update Martin County Standard details for consistency with latest revision (12/20/2016).

7. Provide details for the crosswalk pavement markings along SE Shell Avenue.

Item #2:
Off-Street Parking
Revise the following components to document conformance with the cited references:

1. The calculation for the maximum parking allowed must be based on the gross floor area for the proposed uses. [MARTIN COUNTY, FLA., LDR SECTION 4.624 (2009)]

2. It is unclear what the arrows (pavement markings) pointing towards the landscape areas (between the buildings) are in reference to.

3. Provide a minimum of one loading space not less than ten feet in width and 25 feet in length. Show location and dimensions on Final Site Plan and Construction Plans. [MARTIN COUNTY, FLA., LDR SECTION 4.626.B.4 (2009)]

4. It is unclear which portions of the flexible pavement detail are being utilized. Remove or crossout any portions that are not used. [MARTIN COUNTY, FLA., LDR SECTION 4.625.A & 4.627.D (2009)]

5. Provide proposed sidewalk elevations in order to demonstrate the maximum slopes are not exceeded. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]


8. The onsite crosswalk must be consistent with the Martin County Standard detail for a midblock crosswalk, including pavement marking details and sign placement. [MARTIN COUNTY STANDARD DETAILS FOR ROAD & SITE CONSTRUCTION AND PUBLIC FACILITIES DETAIL R-120B (2017)]

9. Relocate southern driveway to provide a minimum driveway separation of 125 feet per Table 4.19.6 [MARTIN COUNTY, FLA., LDR SECTION 4.845.G (2001)]

Item #3:
Stormwater Mgmt Submitted Materials
Provide the following items to document conformance with the cited references:

a. Signed and sealed stormwater management certification [Martin County, Fla., LDR

b. An existing conditions map including water management facilities, drainage basin boundaries, vegetated areas, wetlands, impervious areas, adjacent wetlands, adjacent developments, all wells and septic systems within 100 feet of the perimeter of the excavation, the FEMA flood zone(s), the location relative to the Coastal High Hazard Area, or any other significant adjacent features [MARTIN COUNTY, FLA., LDR SECTIONS 4.343.A.4 & 4.384.A.3 (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.A.2.b & 1.4.A.3.c (2001)]

c. 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)]

Item #4:
Stormwater Mgmt Pre-Development

1. Provide a discussion within the narrative that details the surrounding conditions and off-site flows passing through site. (4.386.B)
2. Although the wet season water table elevation (WSWT) is consistent with the submitted geotechnical report with soil boring information, the report does not depict wet season conditions (4.385.A).
3. Explain how the pre-development discharge rate was determined and explain what the TW node is.
4. Explain how the weir was determined.
5. Specify whether ICPR or TR-55 is being utilized.

Item #5:
Stormwater Mgmt Post-Development

1. The site data table within the Water Quality Calculation Section of the Stormwater Management report is inconsistent with the Site Data Table on the Final Site Plan.
2. All calculations must be revised to reflect the revised Site Data Table.
3. The percent impervious utilized for the water quality calculation must be based upon: (total impervious area less lakes, preserves, and wetlands; roof areas are included); [% imperv = (Roof + Pavg) / (Total - Lakes - Preserves - Wetlands)]
4. Provide documentation of the hydraulic conductivity values utilized in the Modret Analysis.
5. Explain how were the time/stage parameters determined within the Modret analysis.
6. Provide an explanation and summary of the Modret results within the narrative.
7. If using ICPR for min max of storm event, use ICPR for recovery analysis.
8. Provide an explanation and summary within the narrative that discusses the minimum roadway elevations, minimum perimeter berm elevations and minimum finished floor elevations.
Item #6:
Stormwater Mgmt Construction Plans

1. The cross sections marked on Sheet C-200 of the Construction Sheet incorrectly reference Sheet C-202 instead of Sheet C-203.
2. Provide site specific construction specifications and details for stormwater storage chambers including dimensions, outlet pipes, stabilized base, etc. Details must include availability of water storage.
3. Provide documentation that the minimum roadway (10-year, 24-hour stage) elevation has been met (4.843.D)
4. Provide documentation that the minimum perimeter berm elevation has been met (SFWMD ERP manual Volume IV & 4.386.G)
5. Provide documentation that the minimum finished floor (100-year, 72-hour stage, zero discharge) elevation has been met ((SFWMD ERP manual Volume IV 4.386.B)
6. Provide a note on construction plan specifying that the stabilization (seed or sod) of the disturbed areas must be completed within 30 days of vegetation removal. (4.347.E)

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

Addressing
Findings of Compliance:
The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2017).

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 South Martin regional Utilities 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 South Martin Regional Utilities for review prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid prior 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)

<table>
<thead>
<tr>
<th>P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department</th>
</tr>
</thead>
</table>

**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 Buildings Other than One and -two family dwellings:

The minimum fire flow and flow duration for buildings other than one-two family dwellings shall be 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].

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.


**APPROVED WATER SUPPLY; HYDRANT FLOW TEST**

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

18.4.5 Fire Flow Requirements for Buildings.
18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

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

**Unresolved Issues:**

**Item #1:**
ADA-Parking Shortest Route
208.3.1 General.
Designated accessible spaces shall be designed and marked for the exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems that substantially impair their ability to ambulate and who have been issued either a disabled parking permit under s. 316.1958 or s. 320.0848 or a license plate under s. 320.084, s. 320.0842, s. 320.0843, or s. 320.0845. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide and so that users are not
compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Where
parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed
and located on the shortest accessible route to the accessible entrances. If there are multiple entrances
for multiple retail stores the parking spaces must be dispersed to provide parking at the nearest
accessible entrance. In parking facilities that do not serve a particular building or facility, parking spaces
complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance
of the parking facility.
(2014 FBC, FIFTH EDITION\ACCESSIBILITY 208.3.1)

Remedy/Suggestion/Clarification:
8/25/2017 - Show entrances for building #3 so it can be determined if ADA parking is at shortest
distance to entrance.

Item #2:
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:
8/25/2017 - Show width of all accessible routes.

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 Board

N/A
The applicant has indicated that this application is for non-residential uses only. Therefore the Martin
County School Board was not required to review this application for school concurrency evaluation.
MARTIN COUNTY, FL.A., LDR §10.1.F.

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 –positive evaluation
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 –in place
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 and one (1) reduced copy 8 1/2" x 11".

**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:

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:

<table>
<thead>
<tr>
<th>Fee type</th>
<th>Fee amount</th>
<th>Fee payment</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application review fees</td>
<td>$9,127.00</td>
<td>$9,127.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Advertising fees*:*</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recording fees**:*</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mandatory impact fees:</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-mandatory impact fees:</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* 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: Nautilus Associates LLC
Edward O'Sullivan
19950 Beach Rd #8-S
Jupiter, FL 33469

Agent: Lucido & Associates
Doug Fitzwater
701 SE Ocean Blvd
Stuart, FL 34994
772-220-2100

Landscape architect: Lucido & Associates
Morris Crady
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