



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

#### FOUR FISH PUD

#### PUD ZONING AGREEMENT AND MASTER/PHASING PLAN

Applicant:	IM 02 Jensen Resi LLC
Property Owner:	IM 02 Jensen Resi LLC (Rosani Kowalik)
Agent for Applicant:	Lucido & Associates (Morris A. Crady)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	A059-009
Record Number:	DEV2023060019
Report Number:	2024_0202_A059-009_DRT_STAFF_FINAL
Application Received:	07/17/2023
Transmitted:	07/27/2023
Date of Report:	02/02/2024

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### B. Project description and analysis

This is a request by IM 02 Jensen Resi LLC for approval of the Four Fish PUD zoning agreement and Master/Phasing Plan for 51 three-story townhomes and 20 condominiums in a three-story structure on approximately 7.08-acres located generally south and west of the existing Four Fish Marina on NE Indian River Drive, including land east of NE Indian River Drive, and land that lies east of NE Dixie Highway and west of NE Indian River Drive, in Jensen Beach. NE Bailey Terrace bisects a portion of the property. Included is an affidavit of deferral of Public Facilities Reservation.

### C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-Comply
O	Wellfields Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
P	Emergency Management Review	Sally Waite	772-219-4942	Non-Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

### D. Review Board action

This is an application for a PUD Zoning Agreement and Master/Phasing Plan. Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioner (BCC). Both the LPA and the BCC reviews must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review

agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

**E. Location and site information**

Parcel Number	Address (Jensen Beach)	FLU	Zoning	Area
263741009000001305	2606 NE Dixie Highway	Comm. WF	WRC	0.45 acres
263741009000001207	Not assigned	Comm. WF	WRC	0.13 acres
263741009000002108	2170 NE Indian River Drive	Comm. WF	WRC	0.13 acres
263741009000001109	Not assigned	Comm. WF	WRC	0.31 acres
263741000000003400	2075 NE Indian River Drive	Comm. WF	R-3	1.48 acres
263741000000003909	Not assigned	Comm. WF	WRC	1.39 acres
263741009000001403	Not assigned	Comm. WF	WRC	0.89 acres
263741000000003008	2562 NE Bailey Terrace	Comm. Limited	R-3A	0.19 acres
263741000000003017	Not assigned	Comm. Limited	R-3A	0.17 acres
263741000000003106	Not assigned	Comm. Limited	R-3A	0.15 acres
263741000000003204	2580 NE Dixie Highway	Comm. Limited	R-3A	0.19 acres
263741009000001500	2501 NE Bailey Terrace	Comm. WF	WRC	0.15 acres
263741009000001608	2541 NE Bailey Terrace	Comm. WF	WRC	0.19 acres
263741009000001813	2561 NE Bailey Terrace	Comm. WF	WRC	0.12 acres
263741009000001804	Not assigned	Comm. WF	WRC	0.25 acres
263741000000003302	2105 NE Indian River Drive	Comm. WF	R-3	0.54 acres
263741000000002900	2100 NE Indian River Drive	Comm. WF	WRC	0.75 acres
263741007000019806	2068 NE Ridge Avenue	Low Density	R-2	0.20 acres

Upland Acreage: 7.10 ± Acres  
 Submerged Lands: 1.71 ± Acres  
 Gross Site Area: 8.81 ± Acres

Road:	NE Dixie Highway	Minor Arterial	Maintained by Public Works
Road:	NE Bailey Terrace	Local	Maintained by Public Works
Road:	NE Indian River Drive	Minor Arterial	Maintained by Public Works

Figure 1: Location Map



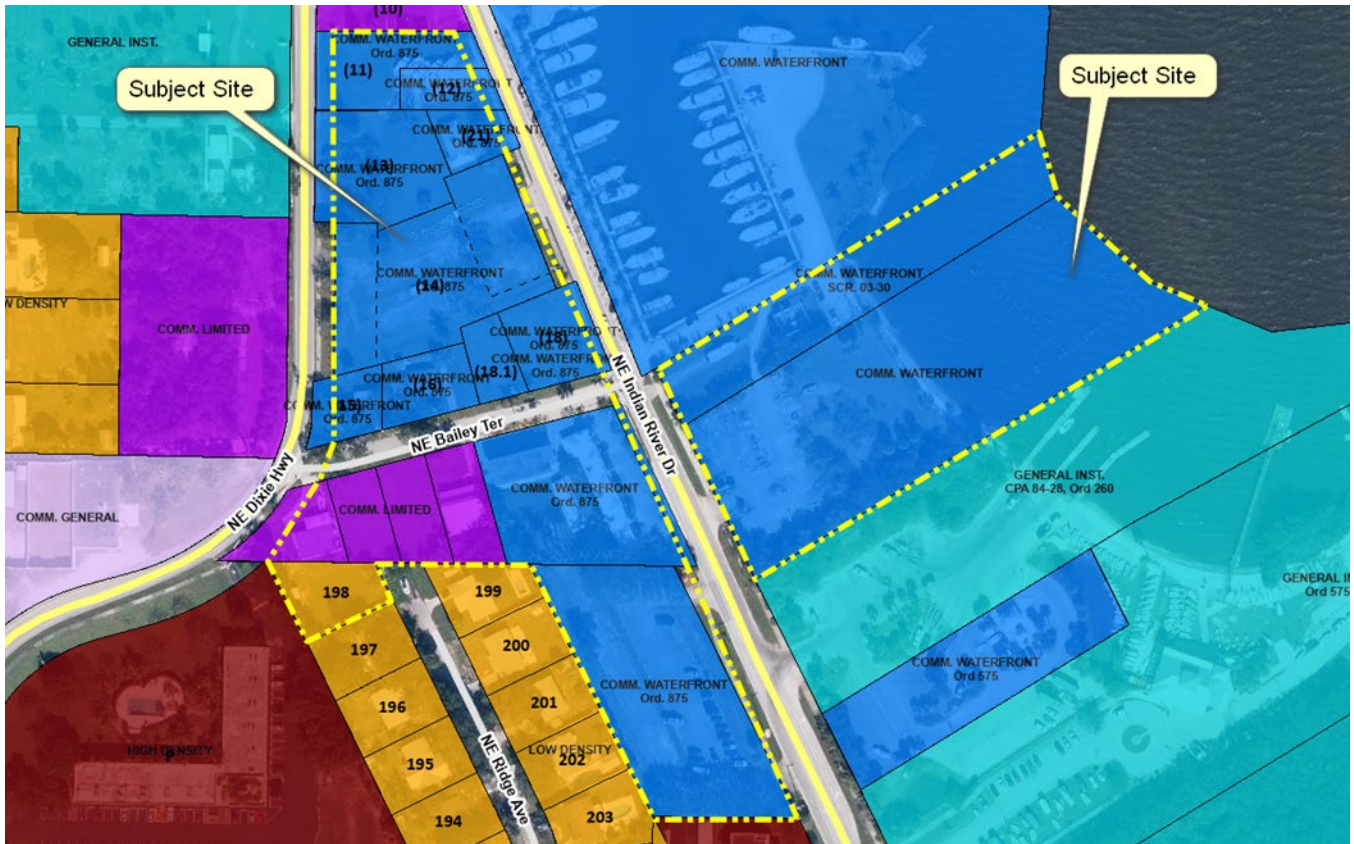
Figure 2: Subject Site Aerial



Figure 3: Zoning Atlas Excerpt



Figure 4: Future Land Use Map



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

**Unresolved Issues:**

**Item #1.**

**Generic Comp Plan Compliance:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved Martin County, Fla., CGMP, § 1.3.

**Item #2.**

**General**

The application as proposed is contingent upon a future land use map amendment currently under consideration as part of application CPA 22-02. The application for a master site plan may not be approved until CPA 22-02 is approved.

**Item #3.**

**Benefits Analysis**

Provide an analysis of the benefit derived from the PUD zoning agreement proposed on a separate sheet in the resubmittal. This should include all items the proposal is seeking relief from the existing zoning district requirements.

**Informational #1:**

**Policy 4.1E.6. PUD**

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

**Information #2:**

**Policy 4.1E.8 Public Benefits.**

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer and encourages innovative approaches to community

planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements, additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

**Note: PUD public benefits are to be negotiated with staff.**

**Information #3:**

**Policy 4.13A.7. Residential development.**

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

1. General policies for all urban Residential development:
  - a) All Residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.
  - b) All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

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

**Unresolved Issues:**

**Item #1.**

General

Update the application with the new engineer of record.

**Item #2.**

*Master Site Plan*

1. When and where applicable identify the following and provide dimensions:
  - a. Landscape areas.
  - b. Utility, landscape, maintenance, and drainage easement areas.
  - c. Buffers.
  - d. There is a callout for “Proposed Right of Way” to the left of Townhouse 1. If this is in reference to the proposed right-of-way dedication place the leader end within the area and not on the property boundary. Identify this as a right-of-way dedication.

- e. The abandoned Bailey Terrace is easy to see but the donated Dixie Highway and Indian River Drive dedications did not show up clearly on the print although they are adequate in the electronic version. See if this could be improved with line weight, shade or callouts. The hatching for the legend itself was unreadable on the print.
2. Reduce details of townhome floor plans, condominium pool area, etc., at this master plan level to reduce conflict with future site plan.
3. NE Bailey Terrace is an existing right-of-way between NE Dixie Highway and NE Indian River Drive and needs to remain open between the two streets.

**Item #3.**

*Details*

Provide a Typical Right of Way Section detail for the new proposed roads.

**Item #4.**

*Site Data*

1. Add Minimum Building Separation 15' to the Townhome Building Data.
2. If a setback is intended to be to a Tract Line identify this in the description for the setback. The setback to edge of pavement is unclear whether from internal roads or from pavement in existing right of ways.
3. In the Site Data table identify "Less Submerged Lands" as "Submerged Lands".

**Item #5.**

*Graphics*

1. "Refer to Sheet 2 for Details" is shown in Bold over the adjacent marina boat slips. Remove references to the marina project.
2. Show docks, on submerged land, as existing docks. Show docks greyed and identify as existing marina.
  - a. How will access to the docks be provided? The 12' pedestrian access easement proposed as part of the marina administrative amendment that leads to the docks is not shown. The potential impact to the SPZ for this access needs to be shown.
3. Add ORB and PG number for the proposed access and parking easement that is proposed as part of the tiki hut project (A059-011).
4. Show greyed tiki hut that's part of the marina plan and identify as existing marina.

**Item #6.**

*Phasing Plan*

Right of way improvements in NE Indian River Drive should be captured on the Phasing Plan.

**Item #7.**

*PUD Public Benefits*

1. PUD benefits shall be commensurate with developer benefits. Further discussion with staff is necessary. Staff recommendations can be found in the Environmental and Landscaping comments detailed in Section J of this report.



2. Code requirements may not be counted towards public benefits and should be removed from the benefits list.
3. Provide a detailed benefits analysis demonstrating the benefits received through the PUD zoning agreement such as the increased height from 30 feet to 40 feet.

**Item #8.**

**PUD Agreement**

Item 14 on page 9 of the PUD Agreement is stating a request for a Certificate of Public Facilities Reservation is being asked for yet the title of the Project Narrative states this is an application for a Master Site Plan and PUD Zoning Agreement Deferring Public Facilities Reservation.

**Item #9.**

**Multifamily Design**

1. Article 4, Division 20 Commercial Design standards have recently been updated and may impact your architectural design. Site design features will not be impacted as this application was submitted prior to the change.
2. Commercial design will be reviewed at time of final site plan review.

**Information #1:**

*Timetable Of Development - Master*

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2023).

**Information #2:**

*Notice Of A Public Hearing*

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

**Information #3:**

*Effect of a Master Site Plan Development Order*

Issuance of a master site plan development order shall authorize the applicant to submit the final site plan(s) for the development in accordance with the terms and conditions of the master site plan, including the timetable of development. Issuance of a master site plan development order shall not constitute approval to build or construct any improvement and is not the final approval necessary for construction of the development MARTIN COUNTY, FLA., LDR §10.2.D.1.g. (2023).

**Information #4:**

Townhouses shall have a maximum grouping of eight dwelling units and a minimum separation of 15 feet between buildings MARTIN COUNTY, FLA., LDR 3.102. (2002).

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

**Commercial Design**

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

**Community Redevelopment Area**

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

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

**Unresolved Issues:**

RIGHT-OF-WAY - It has been determined that the Applicant is required to:

1. dedicate right-of-way on NE Indian River Drive along the property frontage to meet a minimum width of 35-feet to the centerline; and
2. dedicate right-of-way on NE Dixie Highway along the property frontage to meet a minimum width of 35 feet to the centerline. Additional right-of-way may be required on NE Dixie to accommodate the required turn lanes; and
3. dedicate a 25-foot corner clip at the intersections of all rights-of-way; and
4. the relocation of NE Bailey Terrace will require that the existing right-of-way be vacated and that the right-of-way in the new location be dedicated to Martin County.

A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT:**

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

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication sites.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.

4. Parcel ID numbers must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication sites on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication sites must be provided.

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

**Environmental**

**Unresolved Issues:**

**Item #1.**

Environmental Assessment/Statement

The project application states the property is fully developed. In accordance with Section 4.32, LDR, please provide a separate statement by a qualified environmental professional or from a qualified professional stating that no wetlands or native upland habitat exists, and no listed species have been found on the property.

**Item #2.**

Master Site Plan

Please show and provide callouts on the plan of all existing native shoreline vegetation to be protected.

Existing uses and development within the 50-foot shoreline protection zone (SPZ) can be maintained pursuant to Section 4.5.G, LDR. Please show these areas and provide callouts on the plan.

Please show the shoreline protection zone (SPZ) and area, in acres, in the site data table.

Is the applicant proposing any access through the 50-foot SPZ behind the proposed condominium? If so, please show the proposed access on the plan.

**Item #3.**

PUD Public Benefits

Please consider making environmentally beneficial improvements to the shoreline. Incorporating living shoreline components would provide additional stabilization and habitat for wildlife and would be considered a PUD Public Benefit for the project. Please consider this option.

**Landscaping**

**Unresolved Issues:**

Environmental and Landscaping Public Benefits

PUD Zoning Agreement - Exhibit F Special Conditions- Public Benefits

The proposed public benefits are required to exceed the minimum standards established in the land development regulations. Please consider green infrastructure as an appropriate public benefit for this project based on the following.

The project borders the Indian River Lagoon, which is an estuary monitored and protected as part of the US EPA National Estuary Program. Any water released from this site will ultimately be released into the lagoon, and may impact the St. Lucie Estuary, south of the lagoon. The St. Lucie Estuary is under a Basin Management Action Plan (BMAP) adopted by Secretarial Order of the Florida Department of Environmental Protection (FDEP). A BMAP is a framework for water quality restoration that contains local and state commitments to reduce pollutant loading through current and future projects and strategies.

The Green Stormwater Infrastructure (GSI) is a FDEP initiative to preserve and protect local water quality through smart stormwater management: <https://gsi.floridadep.gov>.

The use of bioswales, rain gardens, tree wells, rain harvesting, native plants, stream enhancements, etc. are considered the best management practices for stormwater management and can supplement the designed stormwater management system to reduce contributions from land-based nutrient sources to receiving waters. Rainwater harvesting and increased water infiltration can also mitigate flood risk. Stormwater calculations should be provided to demonstrate additional capture and treatment of stormwater, above code minimum requirements, as provided by the employment of green infrastructure elements. All green infrastructure elements incorporated as part of the stormwater system and provided above the minimum requirements shall also be listed in the PUD agreement and on the PUD public benefits worksheet for the project.

This project location and proposed re-development present a prime opportunity to implement additional green stormwater elements as a public benefit for the following reasons:

- The project will discharge off-site to the impaired Indian River Lagoon waterbody.
- The 7-acre project is the low point within a 30-acre drainage basin.
- The townhome design enables common landscape areas to be utilized for GSI.
- Native plants utilized will reduce or eliminate fertilizer and pesticide use onsite.
- The offshore wet slip rebuild can incorporate living shoreline components.
- The county is proposing an eel grass restoration area proximal to the site.

The GSI benefits provided to the public would include:

- Improved stormwater quality entering the IRL, St. Lucie Estuary and marine ecosystems.
- Water collected in rainwater harvesting systems can be used for outdoor irrigation.
- Water infiltrated into the soil can recharge ground water and prevent saltwater intrusion.
- Green infrastructure elements associated with the right-of-way design such as baffle boxes and bioswales.
- Native plantings reduce fertilizer, pesticides, and lawn clippings from entering the IRL.
- Restored habitat adjacent to and within the IRL benefits native wildlife.
- This site can be a GSI model for replication by others.
- A nature-based design has aesthetic and social benefits for the community.
- GSI reduces potential pollution and runoff by treating runoff near its source.
- No “mow and blow” noise reduces air pollution and provides a quieter community.

- Design and construction of a living shoreline area in front of the proposed townhomes. Living shorelines are known to reduce shoreline erosion and provide habitat for wildlife and marine life and can be athletically beneficial for coastal developments.

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

**Findings of Compliance:**

The Traffic Division of the Public Works Department finds this application in compliance.

**Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Impact Analysis prepared by Pinder Troutman Consulting, Inc dated July 2023. This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

***L. Determination of compliance with county surveyor – Engineering Department***

**Unresolved Issues:**

**Tidal Water Survey**

Any surveyor and mapper undertaking to establish a local tidal datum and to determine the location of the mean high-water line or the mean low-water line shall submit a copy of the results thereof, to the department within 90 days if the same is to be recorded or submitted to any agency of state or local government. Chapter 177.37, Florida Statutes.

The Tidal Water Survey should note the MHW File Number assigned.

***M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division***

**Unresolved Issues:**

**Item #1.**

**Division 9: Stormwater Management**

1. Provide site data table broken down by phases on the Master Site Plan. Staff could not confirm if the stormwater management report was consistent with the Master Site Plan breakdown by phase.
2. Revise the drainage basin maps to include acreage and site area breakdowns for pre and post development. Basin map shall be provided within stormwater management report.
3. Although the stormwater management plan indicates that the off-site flows from NE Dixie Highway will be combined with the other off-site stormwater, the stormwater from the additional impervious area added to NE Dixie Highway (turn lanes) must be treated.
4. The pre-development runoff rate utilized is higher than projects within the vicinity and what is acceptable within Martin County.
5. Provide supporting stormwater modeling for all design elevations being relied upon.

**Item #2.**

Division 14: Parking and Loading

1. Provide an auto turn analysis demonstrating that fire rescue can navigate the proposed site. Vehicle specifications are available upon request.
2. Show location of proposed lift station on Master Site Plan.

**Item #3.**

Division 19: Roadway Design

1. Clearly depict the limits of the existing right-of-way and proposed dedications on the Master Site Plan
  - a. The proposed development must dedicate right-of-way along the property frontage to meet a minimum width of 35-feet to the centerline as depicted on the right-of-way map (provided to the applicant).
  - b. The proposed development must dedicate right-of-way along the property frontage to meet a minimum width of 35-feet to the centerline as established with the FDOT maintenance map dated 3/1/89 (provided to the applicant).
  - c. A 25-foot corner clip (25-foot radius or an equivalent chord) is required at the intersections of all rights-of-way. [LDR Section 4.843.B]
  - d. The relocation of NE Bailey Terrace will require that the existing right-of-way be vacated and that the right-of-way in the new location be dedicated to Martin County.
2. 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 must address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information must be consistent with similar information contained in the dedication language of a proposed plat. [ 4.843.I and 4.843 J]
3. Provide additional detail for the alignment of the connection to NE Indian River Drive demonstrating that the access connection lines up with the connection to the boat ramp access. (8.485.G.5, 4.845.G.6, and Table 4.19.7)
4. The NE Bailey Terrace right-of-way shall extend to NE Indian River Drive to maintain a continuous east/west connection between NE Dixie Highway and NE Indian River Drive.

**Consistency across Survey, Master Plan, Stormwater Report, and PUD Agreement**

Provide boundary annotations on Master Site Plan consistent with the survey.

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

**Addressing**

**Unresolved Issues:**

Please name the 25' wide public access easement that runs behind townhouses 1 thru 32 and parallel to NE Indian River Dr.

You are the one who picks the street names for your project during the review. We have a street master list of names already in use on our website that you can use to help you.

<https://www.martin.fl.us/AddressingReports>

The directional prefix for this named access will be NE.

Our Land Development Regulations have rules for determining how you name the street suffix. The street suffix is determined by the general running direction of the street. This direction is based on the standard North, South, East, West orientation of your site plan. You are allowed to pick the street suffix name. Below are the codes that you will need to follow when choosing a street suffix for your named street, which will be a north/south running street:

4.768.A. North/south running streets shall be designated "avenue," "court," "drive," "lane" or some other designation beginning with a letter in the first half of the alphabet (A through M).

4.768.C. Roads, highways, parkways, expressways, and boulevards. Only major thoroughfares shall be designated "boulevard," "expressway," "highway," "parkway" or "road." These terms may be used regardless of street direction.

Additional names may need to be added in later rounds of review.

### **Electronic File Submittal**

#### **Findings of Compliance:**

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

#### ***O. Determination of compliance with utilities requirements – Utilities Department***

##### **Water and Wastewater Service**

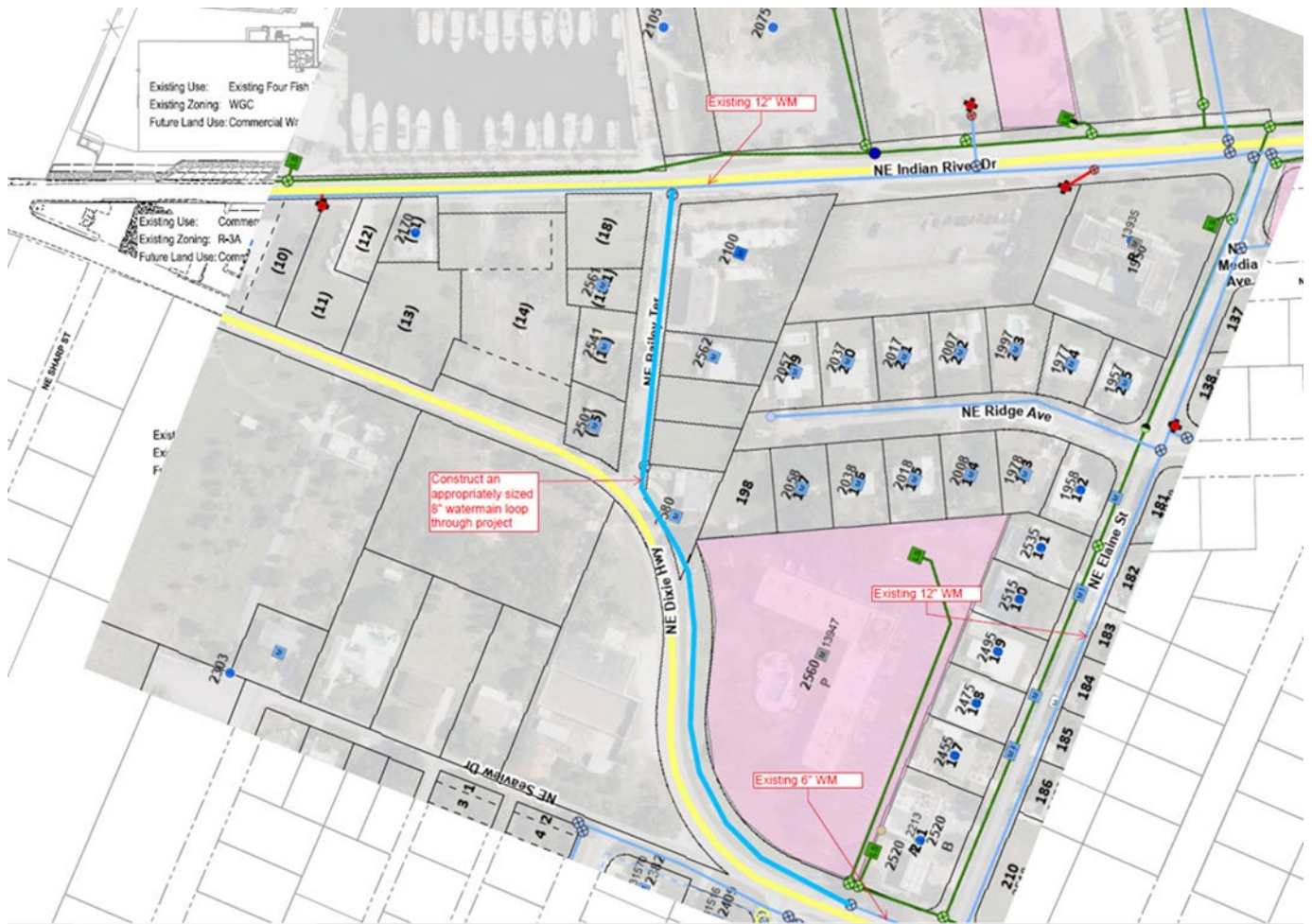
#### **Unresolved Issues:**

This development application is in noncompliance with Martin County's water and wastewater requirements.

The application materials (PUD vs Proposed water sources) do not concur with the irrigation source for the project.

The applicant must verify information concerning the source for irrigation prior to approval of the Site Plan. [ref. Code, GEN, s.159.164 Code, GEN, Ch.159, Art.6]

The aerial below shows the proposed watermain loop possibly could be a PUD Benefit to enhance the existing Martin County water system.



### 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:

Provide construction drawings with fire hydrant and DDCV locations for fire sprinklers.

##### Emergency Management

#### Unresolved Issue:

The proposed development is within evacuation zones. The provided Evacuation Plan does not appear to be for this project. Provide an evacuation plan approved by the Emergency Management Division of the Public Safety Department.



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

**Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

**Martin County Health Department**

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

**Martin County School Board**

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA  
 Facilities Department  
 District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



**Martin County School District General School Capacity Analysis**

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

**Applicant:** IM 02 Jensen Resi LLC, Morris Crady, 772-220-2100  
**Project Name:** A059-009 Four Fish PUD Zoning & Master Site Plan  
**Parcel # -** Various  
**Date:** June 29, 2023  
**Request:** Request for a General School Capacity Analysis for A059-009 Four Fish PUD, 71 unit(s) community on 7-10 +/- acres, located on North East Indian River Drive, Jensen Beach, Florida.

**Student Generation Calculation:**

Residential Units	71
Current Student Generation Rate	.1987
Elementary 61 %	9
Middle 22%	3
High 17%	3
<b>Total Forecasted Students</b>	<b>15</b>

**School Zone Enrollment & Permanent Capacity:**

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

CSA	2022-2023 (as of 02/28/2023) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
North Zone – Elementary (Felix A. Williams, Jensen Beach EI)	1112	998	1603
Stuart Zone – Middle (Stuart)	848	904	1335
North Zone – High School (Jensen Beach High)	1567	1538	1914

**S. Determination of compliance with legal requirements – County Attorney’s Office**

Review ongoing.

**T. Determination of compliance with adequate public facilities requirements – responsible departments**

5.32.C. Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.

Purpose. An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

**U. Post-approval requirements**

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item	Description	Requirement
5.	Approved Master Site Plan	One (1) 24" x 36" paper copy of the approved Master Site Plan.
6.	Approved Phasing Plan	One (1) 24" x 36" paper copy of the approved Phasing Plan.
7.	Digital Copy of Site Plan	One (1) digital copy of Master Site Plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
8.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
9.	Flash/Thumb Drive	One (1) blank USB flash/ thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

**V. Local, State, and Federal Permits**

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800	\$13,800	\$0.00
Advertising fees *:			
Recording fees **:			

\* 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**

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 Stuart, FL 34994

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   Hobe Sound, FL 33455

## 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