



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

ATLANTIC RIDGE ESTATES MINOR FINAL SITE PLAN

Applicant/Property Owner:	Atlantic Ridge Estates, LLC
Agent for the Applicant:	Haley Ward Inc.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	A082-002
Record Number:	DEV2023080010
Report Number:	2024_0318_A082-002_Staff_Report_Final
Application Received:	11/21/2023
Transmitted:	11/27/2023
Date of Report:	03/18/2024

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B. Project description and analysis

This is a request by Haley Ward Inc. on behalf of Atlantic Ridge Estates LLC for minor final site plan approval for a 19-lot single family subdivision on approximately 14.54 acres. The subject site contains a single-family residence and is located at 1320 SE Cove Road and 1360 SE Cove Road, approximately 370 feet east of the intersection of SE Atlantic Ridge Drive and SE Cove Road, in Stuart. Included is a request for Certificate of Public Facilities Reservation.

The property has the Estate Density 2UPA Future Land Use designation and is within the RE-1/2A zoning district. Ingress/egress to the site is proposed from SE Cove Road. The project is located inside the Primary Urban Services District with water and wastewater services available from Martin County Utilities.

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:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	James Christ	772-320-3034	Non-Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	Comply
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Pending

D. Review Board action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be

created once the next review cycle has been completed.

E. Location and site information

Parcel number(s): 34-38-41-001-000-00030-6

34-38-41-000-000-00041-4

Addresses: 1320 SE Cove Road, Stuart

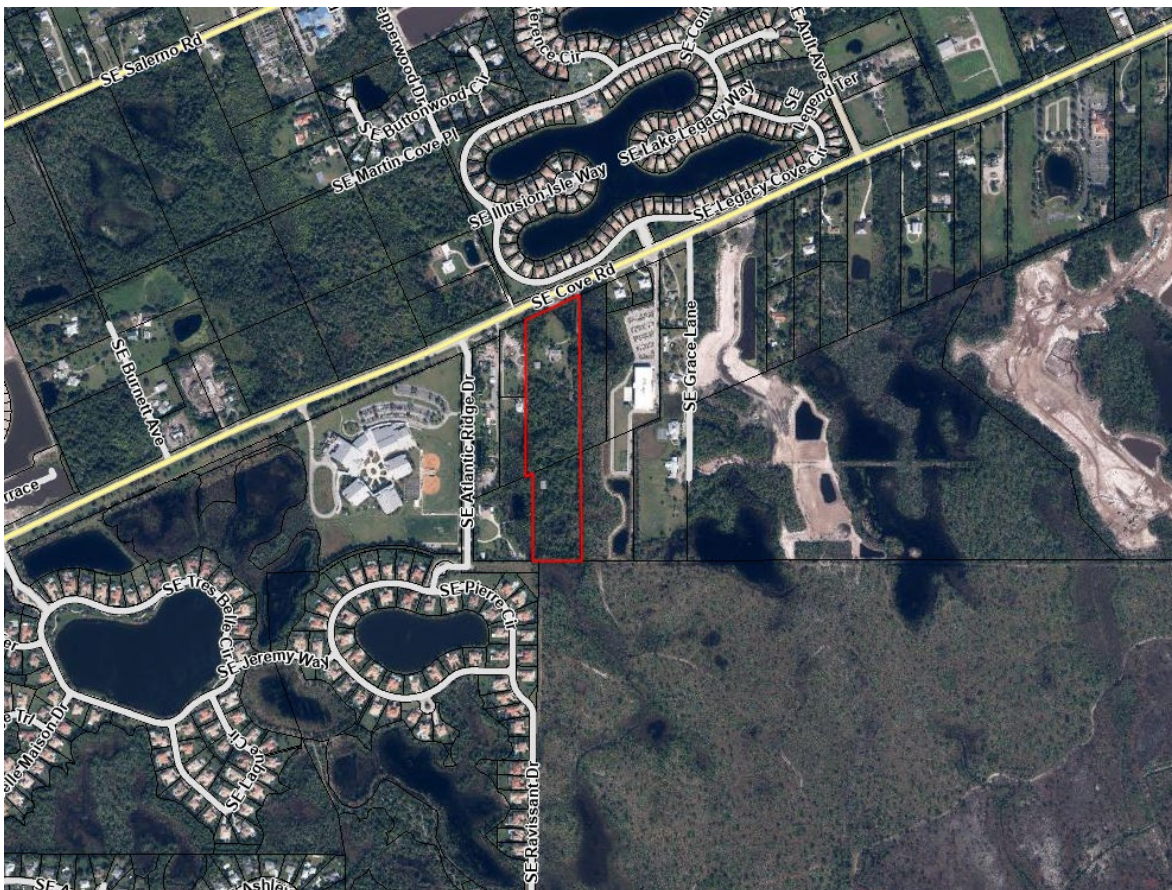
1360 SE Cove Road, Stuart

Existing Zoning: RE – 1/2A

Future Land Use: Estate Density 2UPA

Gross area of site: 14.45 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



Property to the East: RE-1/2A, RE-2A, PUD
Property to the North: PUD-R, RE-1/2A
Property to the West: RE-1/2A, PUD-R
Property to the South: A-1, PUD-R, PR

**Figure III:
Future Land Use Map**



Property to the East: Estate Density 2UPA, Rural Density
Property to the North: Estate Density 2UPA
Property to the West: Estate Density 2UPA, Rural Density
Property to the South: Rural Density, Recreational

***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

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

Unresolved Issues:

Item #1:

General

1. Project Narrative:
 - a. A 19-lot subdivision is proposed in the first paragraph while a 21-lot subdivision is discussed in the third paragraph. Please correct.
 - b. The parcel acreages should correspond to the acreages shown on the boundary and topographic survey.
2. Total site acreage in the provided legal description does not match the total acreage in the boundary and topographic survey.

Item #2:

Site Plan

1. Include a north arrow on the site plan.
2. Title block should be "Revised Minor Final Site Plan."
3. Please better distinguish the lot lines from the current parcel boundaries/preserve lines /wetland lines. Consider adjusting the line weights. Also refer to the second comment in Environmental Item #2 in Section J of this report.
4. Please revise the right-of-way depiction on the final site plan. Only show the lanes and proposed lanes. Please remove the topographic points and other extraneous linework. Please remove the inset turn lane plan from the final site plan. Do not carry over these changes to Sheet 3 of the construction plans unless directed to by the Public Works Department.
5. Please ensure there are no missing line segment distances/bearings. In particular, there are missing distances/bearings for segments at the rear of Lot 5 and along the adjacent upland preserve area.
6. Please check the 120.11-foot distance of the eastern boundary of Lot 1 or include a curve measurement where necessary. The eastern boundary of Lot 1 appears to be longer than 120.11 feet.
7. Site Data:
 - a. Please include the additional parcel control number and address.
 - b. The future land use should be "Estate Density 2UPA."
 - c. Please remove "Proposed zoning designation" and the additional listing of RE-1/2A.
 - d. Align the proposed use heading with "single-family subdivision."
 - e. Please include a density calculation demonstrating the actual density proposed for the site. This calculation should consist of the number of proposed residential units divided by the upland area of the site. In non-PUD subdivisions, wetland areas cannot count towards

- density.
- f. The “lot coverage, max” item can be removed. Instead, add a section for open space with required (50% of gross land area) and provided acreage and percentages to demonstrate compliance with Martin County, FLA., CGMP Policy 4.13A.7.1.b.
 - i. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40% of the upland property consists of open space.
 - ii. In order to achieve 50% open space on a project-wide basis, please establish the minimum percent open space, if any, that will be required on the lots.
 - iii. Please provide a breakdown of the open space by category (i.e., wetland, wetland buffers, landscape buffers, upland preserve, sum of open space on lots assuming maximum allowable buildout, etc.). The Site Area Calculations table could be updated with this information.
 - g. Please delete the “building height, stories” item.
8. Update the Site Plan information described in the Environmental and Landscaping Sections of this report.
 9. Site Area Calculations:
 - a. The wetland acreage (1.00) in the site area calculations table does not correspond to the acreage on the graphic (1.01).
 - b. The table describes 1.69 acres of preserve areas. Please ensure that the preserve acreages shown on the graphic are consistent with this amount. Please see the Environmental Section of this report for additional details.
 - c. The breakdown of the impervious area should include the sum of the developed areas on each lot if built to maximum allowable lot coverage.
 10. Please include a lot typical graphic on the final site plan which shows typical building footprint, driveway layout, potential pool/patio area, setbacks, and easement boundaries.
 11. Please include boundaries within each lot for the buildable area, showing setbacks.
 12. The dashed lines in the interior of the lots appear to denote drainage easements. Please dimension and label accordingly on the final site plan. Please distinguish between the drainage easement lines and buildable area boundaries.
 13. In the descriptions of the east and west adjoining sites, the Future Land Use should be “Estate Density 2UPA.”
 14. Rename Sheet 3 of the construction plans to “Horizontal Control Plan” or similar.
 15. Sheet 5 of the construction plans depicts a retaining wall around the 0.33-acre preserve area on the east side of the site. Please provide a retaining wall detail on the site plan. Additional sheets can be added to the site plan if needed.
 16. Please provide a gate detail, including the vehicular gate and pedestrian gate. Add additional sheets to the site plan as necessary.
 17. Please include the revision date on subsequent submittals.

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

Community Redevelopment

N/A – This project is not located within a Community Redevelopment area; therefore, staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Commercial Design

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

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

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

Environmental

Unresolved Issues:

Item#1: Environmental Assessment (EA) and PAMP

The preserved acreage numbers in Part I for wetlands, wetland buffers, and upland preserve are not consistent. Please review the PAMP document to make sure all information is consistent.

Under Part I, paragraph 6, listed species survey, please include the evaluation of all listed plants under the FDACS plant atlas and provide language if any of these species were found onsite during the listed species survey.

Under Part I, paragraph 7, it states that exotic vegetation will be left in place after treatment. Please provide more specific information where and why exotics will be killed in place to demonstrate this is the best option for exotic removal in the preserve areas.

In relation to the planting and maintenance plan, areas of wetland, wetland buffer, 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 including the area in the NE corner of the property where filling of a lake and revegetating a wetland buffer is necessary. 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. and Section 4.36.B., LDR, Martin County Fla.:

- a. Show elevation contours on the plan or cross-sectional details with elevations and the plant species appropriate for the elevation.
- b. Describe or show the hydrologic conditions (i.e. control elevation) affecting the planting area.
- c. 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.
- d. 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.
- e. 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.
- f. Provision for protection of existing native trees during construction that are within the restoration area, if applicable.

Please provide language that in accordance with Section 4.2.G.2, LDR, that a bond for 100% of the cost of all exotic removal, replanting/restoration, maintenance and monitoring shall be required for a period of two years from the date planting is completed.

Provide update the maintenance/monitoring schedule in accordance with the requirements under Section 4.2.G.2, LDR. For residential subdivisions, replanting/restoration shall be completed prior to the issuance of the first building permit. This information shall be part of the schedule.

Please include exhibit 2.0, wetland map, that is referenced in the SFWMD information wetland JD letter. It was not included.

Please provide an aerial overlay of the site plan to show the proposed upland preserve area is within the existing upland habitat onsite.

The FLUCCS Map in the PAMP shows 3.34 acres of upland habitat. Please update the FLUCCS map to correspond with the CLC habitat codes provided in Part I.

Item#2: Final Site Plan

Please provide a separate preserve area data table with the following information:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 25%

- of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite.
- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Total Preserve Acreage, for site.

Please provide a unique cross-hatching for all preserve areas for added clarification on where these areas are located onsite. More specifically, the area labeled as "preserve" in between lots 11 and 12.

Please rename the areas called "upland preserve" that are adjacent to onsite and offsite wetlands as "Wetland Buffer".

Please show the location of preserve area signs on the final site plan.

Please show the required 30 foot "firewise defensible space" on the final site plan. Please see firewise comment below for additional information.

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

- a. 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;
- b. Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.
- c. 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.
- d. 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 Engineer.
- e. Firewise Setback. Proposed residential development with adjacent preservation areas shall provide a note to specify Firewise construction standards: No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space to preservation areas.
- f. Preserve areas shall not be altered without written permission of the Martin County Board of County Commissioners.

Item#3: Preservation of Common Upland Habitat

Please demonstrate compliance with the following criteria in Article 4, Division 2 of the LDRs. It is not clear from the information in the PAMP or on the final site plan that the project has been designed to meet the upland preservation requirements as there are no preserve area calculations provided and no specific map showing that 25% of the existing 3.34 acres of common upland habitat is being preserved. Please update all information accordingly.

Upland Common Habitat, MARTIN COUNTY, FLA., LDR SECTION 4.33.A.1

On sites where common native upland habitat exists, not less than twenty-five (25) percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed twenty-five (25) percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat.

Item#4: Preserve Area Design Standards

When siting upland preserve areas, the following criteria shall be met. Please demonstrate compliance when siting upland preserve area(s). It appears the 0.35 acre "preserve" may not meet the following standards or size requirement. Please label all upland areas to be preserved as "upland preserve" and show in the PAMP with a map that the location of the upland preserves are located within existing upland habitat. Wetland buffers containing upland habitat can count towards the 25% preservation requirement.

Preserve area design standards, MARTIN COUNTY, FLA., LDR SECTION 4.35

Habitat that is endangered, unique or rare or contains endangered, unique or rare plants or animals shall have the highest priority for preservation. High priority shall also go to habitats exhibiting minimal disturbance and maximum diversity.

Minimum upland preserve area width requirements. The minimum width of native upland preserve habitat to be credited toward upland preserve requirements shall be 50 feet and shall be adequate to maintain the longterm viability and should maximize wildlife utilization.

Preserve areas in the shoreline protection zone. Required shoreline buffer areas on waterfront lots (per Division 1 of this article), less any areas that are eligible to be cleared for shoreline access, can be credited toward upland preserve requirements where appropriate habitat is present. Otherwise, preserve areas shall not be part of single family lots.

Preserve area configuration requirements.

- a. Preserved habitat shall be maintained in a clustered configuration adjacent to wetlands, natural water bodies, constructed lakes and other preserved habitats located on- or off-site. Preserve areas shall be larger along property boundaries where preserve areas or public conservation areas exist immediately adjacent to the parcel.
- b. Applicants for development approval shall utilize creative and innovative design techniques to comply with the upland preserve requirements and to maximize preservation of native upland vegetation to the extent technically feasible.
- c. Required preserve areas may only be permitted between lots if they serve as a wildlife corridor or if they connect clustered preserve areas.
- d. 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.

Requirements for wildlife utilization and listed species.

- a. Preserved habitat shall be located so as to maximize wildlife utilization.
- b. Native preserve area arrangement shall give special consideration to maximizing wildlife utilization for species which are endangered, threatened or of special concern.
- c. Preserved habitat shall be located so as to maintain the longterm viability of native upland plant communities.
- d. Native preserve area arrangement shall give special consideration to maintaining the longterm viability of native upland plant communities which are unique, regionally rare, or endangered.
- e. Individual specimens of plants designated as a protected species that occur on the development site and are not located within the project's proposed preserve area, shall be relocated, if biologically practicable, into the onsite preserve area or onto other suitable existing conservation/preservation lands.

Item#5: Firewise Protection Standards

Please provide the following information regarding firewise protection for new residential developments.

Firewise setback requirements, Martin County, Fla., LDR Section 4.35.E

The following comments are in response and review of the Florida Wildfire Risk Assessment Scoresheet provided with your application.

Please provide analysis and justification for the scores provided in the follow sections of the scoresheet and response to the following:

Section A. Access.

Section B. Vegetation. Information in this section is to be corroborated by an on-site field inspection. Habitat management criteria may need to be established in the PAMP to maintain vegetation in the hazard category provided on scoresheet and to improve or maintain the overall health of the preserve.

Projects that score less than 75 on the scoresheet and are showing the location of the defensible space to be partially located in the preserve, shall provide a firewise protection plan to be part of the PAMP. The plan shall follow the firewise landscaping guidelines developed by the Florida Forest Service. The portion of preserve area within the defensible space shall be maintained in perpetuity in accordance with the firewise protection plan.

Section C. Building Construction. Proposed building construction methodology, as identified on the scoresheet, will need to be conveyed to requisite documents and plans for approval including the Development order, Final Site Plan, Declaration of Covenants and Restrictions approved with plat, and future building permits. The Final Site Plan shall have notes to document and convey this requirement.

Section D. Fire Protection. Review to be confirmed by Fire Marshall.

Section E. Utilities.

Section F. Additional Rating Factors.

Required Firewise setbacks shall be illustrated on the final site plan with other setback requirements. Provide for compliance with the following on the plans provided for review:

If the proposed residential development scores a 75 or more on the Florida Wildfire Risk Assessment Scoresheet, a 30-foot defensible space between proposed primary or attached secondary structures and native habitat areas managed for conservation or preservation on adjoining properties shall be required.

(ref. Section 4.35.E.2., LDR)

New residential development requiring a minor or major site plan approval for future land use designations shall incorporate a 30-foot defensible space between proposed primary or attached secondary structures and native habitat areas managed for conservation or preservation on adjoining properties outside the development. A 30-foot defensible space shall also be incorporated between proposed primary or attached secondary structures and proposed preserve areas within the development. However a maximum of 25 feet of the defensible space can be within the proposed upland preserve or wetland buffer area for the development. Maintenance of the defensible space shall adhere to the firewise landscaping guidelines developed by the Florida Forest Service and all other requirements in this section and be part of the Firewise Protection Plan incorporated into the PAMP. (ref. Section 4.35.E.3., LDR)

New development requiring a minor or major site plan approval on lands designated as agricultural or agricultural ranchette on the future land use map shall incorporate a 30-foot defensible space between the primary or attached secondary structure and proposed preserve areas within the development. In addition such developments shall require a 30-foot defensible space between proposed primary or attached secondary structures and native habitat areas managed for conservation or preservation on adjoining properties. (ref. Section 4.35.E.1., LDR)

Item#6: Preserve Signage and Boundary Marker Requirements

Preserve Area Signage, Martin County, Fla., LDR Section 4.35.C

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#7: Construction Grading to Preserve Areas

Pursuant to Section 4.33.B, LDR, Martin County Fla., 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. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer.

Your construction plans show proposed grading within the construction setback area in cross-section F. Please modify your plans to provide for construction grading landward of this setback area at the required slope. (Section 4.33.B.6., LDR, Martin County Code)

Landscaping

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. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the required bufferyard requirements.

Remedy/Suggestion/Clarification:

- Provide landscape data for the Type 5 buffer.
- Are the trees shown along the rear of the lots being proposed to meet the lot tree requirement? If yes, verify that sufficient trees are being provided to meet the common area requirements. Add a note to document that lot trees are being met with these plantings. Consider placing these trees within a landscape easement to prevent owner removal.

Item #2:

Buffers For Res Uses-Maj Roadways

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

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

1. Type 5 bufferyard.
 - a. Provide a 50-foot-wide landscape strip, with at least three trees and 34 shrubs for every 300 square feet of required bufferyard. The required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet or more when mature and shall not be trimmed below six feet in height. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.
 - b. Optionally, a 30-foot-wide landscape strip may be provided, with at least three trees and 34 shrubs for every 300 square feet of required bufferyard, where 100% of such vegetation is made up of native plants **and all existing native vegetation is retained**. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity. Required shrubs shall be

a minimum of two feet in height at planting, capable of reaching six feet in height when mature and shall not be trimmed to below six feet in height.

Remedy/Suggestion/Clarification:

- If this buffer is proposed to be reduced to 30' width, existing native vegetation within this buffer area must be protected.
- It appears that portions of the Type 5 buffer extend onto Lots 1 & 19. Section 4.663.B.8.(d) of the Martin County LDR states that:
 - d. Bufferyards may not be established on single-family residential lots. Remove the buffer from the lot layout.
- Only the equivalent of 30 trees have been proposed within this buffer; a Type 5 buffer requires the establishment of 90 trees and 1,020 shrubs within the 9,000 sf buffer area, While it is agreed this is a very dense planting requirement, alternative compliance can be proposed to expand plantings into additional areas.

Item #3:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

Remedy/Suggestion/Clarification:

The tree survey is very difficult to read and to determine which circle is identified by the tree numbers. Please clean-up graphics and scale of labels.

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:

Are the lot drainage features to be placed within an easement?

Item #5:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.
2. Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved by the Growth Management Department Director, alternative compliance to this section may be provided. At a minimum, the stormwater management systems will be required to be planted exclusively with native plant material, as described above.

Remedy/Suggestion/Clarification:

Plant the dry detention areas in native species.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

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 Statement prepared by The MilCor Group, Inc, dated August 2023. The MilCor Group, Inc. stated that the site's maximum impact was assumed to be 7 directional trips during the PM peak hour.

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

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

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

Engineering

Unresolved Issues:

Division 9: Stormwater Management

1. Provide pre and post development drainage basin maps with sizes (in acres) and related flow paths.
2. Provide documentation substantiating legal positive outfall for the stormwater management system per LDR Section 4.385.C.
3. The pre-development rate in the stormwater management report is significantly higher than historical discharge rates in Martin County (typically around 0.20 cfs/acre) and permitted projects in the vicinity. Revise accordingly.
4. Stormwater detention is not permitted on individual lots. Revise accordingly.
5. Due to the extent of the requested revisions and additional documentation required, the stormwater management report and construction plans will be further evaluated once the requested revisions have been made. This includes, but is not limited to, the stormwater calculations, the evaluation of the water quality calculations and the minimum design elevations (finished floor, perimeter berm, and pavement).

Signed and Sealed Construction Plan

1. Revise all the perimeter containment berm elevation callouts in the construction plans to add “minimum elevation”.
2. Dimensions for section D are not consistent between sheet no. 5 and sheet 10.
3. On sheet 09, plan view mentions “section 01” whereas the typical section mentions “section A”. Please revise accordingly.
4. Revise plans for compliance with max allowable 4:1 slope. Pay particular attention to tying into the existing grades at the property line. For example, currently area at the property line adjacent to LOT 2 seems like using more than 4:1 slope to match the exist. elevation 14.36-feet NAVD88.
5. Provide detectable warnings at the sidewalk leading to the crosswalk near the cul-de-sac area.
6. The stormwater report mentions groundwater elevation used for the calculations is 2 feet below the existing grade. Provide documentation substantiating how the wet season water table was determined.
7. Post development narrative mentions that soil hydrologic group is assumed to be type A soil. Please provide additional documentation regarding this.
8. Provide rainfall map exhibits in support of the rainfall data used for the project.
9. The proposed storm pipe on the west side of the proposed offsite driveway connection appears to be buried. Please clarify. The existing elevation seems to be at around 14.00-feet NAVD88 whereas the pipe invert is at 13.85-feet NAVD88. Provide additional grading for the proposed off-site improvements paying particular attention to the existing swale.

Division 19: Roadway Design

1. Provide additional proposed grades for the proposed roadway and improvements within the right-of-way
2. Add a note to the Final Site Plan that access to lots #1 and #19 shall be from the internal roadway. Additional direct access points to SE Cove Road are not permitted.
3. Provide details specifying how the access for lot #19 will not conflict with the gates.
4. If the proposed development will be gated, a guest lane (with turnaround) shall be required. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts with through traffic or on-site traffic and to avoid congestion at the entrance. [Martin County, Fla., LDR Section 4.845.G]
5. Provide details for the removal of the existing driveway connection to SE Cove Road.
6. Revise the construction plans to show additional existing topography extending a minimum of 200 feet off the project site or to a discernable basin boundary. It is currently unclear if off-site flows are present.
7. Construction plans currently show that the proposed offsite sidewalk is connecting an existing sidewalk (east side of the proposed driveway connection) which currently does not exist. Please clarify.
8. Please make sure that the proposed pavement markings are designed per Martin County standards.
9. Provide additional grading for the proposed sidewalk demonstrating a 2% cross slope and 5% running slope are not exceeded.

10. Provide a typical roadway section for the proposed roadway.
11. The turn lane extension being relied upon is no longer being constructed by the adjacent development. Provide detailed offsite improvement plans.

Consistency among Survey, Final Site Plan, Construction Plans, and Stormwater Report

1. The configuration of the individual lots is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed lot lines within the boundary of the Final Site Plan.
2. The configuration of the drainage easements is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed drainage and roadway easements within the boundary of the Final Site Plan, unless it is clear that the easement is parallel or concentric to a lot line.
3. Revise the Construction Plans to include a north arrow on each plan sheet.
4. A 25-foot corner clip (25-foot radius or an equivalent chord) is required at the project intersection (internal to the site). [LDR Section 4.843.B]

Development Order

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

Electronic Files

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).

Addressing

Unresolved Issues:

Item #1:

Please add the directional prefix SE to the street name Atlantic Dr on the final site plan.

Item #2:

Please add the street name SE Atlantic Dr to the construction plans.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

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. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

Wellfield Protection

Unresolved Issues:

Item #1:

The applicant must submit 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]

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Rescue

Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

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

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

ADA

Unresolved Issue:

1. Provide additional grading for the proposed sidewalk demonstrating a 2% cross slope and 5% running slope are not exceeded.

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

See analysis below.

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.

Project/ Applicant: Atlantic Ridge Estates LLC – Peter Hartman

Project Name: Atlantic Ridge Estates

Parcel # - PCN: 38-41-001-000-00030-6 & 34-38-41-000-000-00041-4

Date: 12/05/2023

Request: Request for a General School Capacity Analysis for Atlantic Ridge Estates, 19 unit community on 14.54 acres, located on COVE ROAD.

Student Generation Calculation:

Residential Units	19
Current Student Generation Rate	.1987
Elementary 61%	2
Middle 22%	1
High 17%	1
Total Forecasted Students	4

School Zone Enrollment & Permanent Capacity:

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

CSA	2022-2023 (as of 10/13/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone –Hobe Sound Elementary School	488	413	836
South Zone – Anderson Middle School	968	1076	1381
South Zone – South Fork High School	1816	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

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Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above-referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131

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 LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Department –

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P 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

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.

Item	Description	Requirement
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.
5.	Unity of Title	Original of the executed Unity of Title in standard County format, consistent with the draft Unity of Title approved by staff during the review process. The plat name in the item #2 paragraph should be the name of the future plat.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Cost Estimate	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.
11.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Engineer's Opinion of Probable Cost	Two (2) originals of the Engineer's Opinion of Probable Cost, 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

Item	Description	Requirement
13.	Right-of-way Use Permit	Right-of-way Use Permit will be required prior to scheduling pre-construction meeting.
14.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
15.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

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 meeting. 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:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* 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.
 ***Impact fees are required at building permit.

X. General application information

Applicant/Owner: Atlantic Ridge Estates, LLC
Peter Hartman
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Stuart, FL 34997
772-287-4690
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Agent: Haley Ward Inc.
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10975 SE Federal Highway
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772-223-8850
lanthony@haleyward.com

Engineer of Record: Haley Ward Inc.
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10975 SE Federal Highway
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772-223-8850
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Y. Acronyms

ADA..... Americans with Disability Act
AHJ..... Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP..... Comprehensive Growth Management Plan
CIE..... Capital Improvements Element
CIP..... Capital Improvements Plan
FACBC..... Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT..... Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA..... National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA.... Water/Waste Water Service Agreement

Z. Attachments

N/A