



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

CHANCEY BAY RANCH PUD ZONING AGREEMENT MASTER AND FINAL SITE PLAN

Applicant:	CBR Investors, LLC
Property Owner:	CBR Investors, LLC (Tunny Mizrachi)
Agent for Applicant:	WGI, Inc. (Matthew Barnes)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C167-005
Record Number:	DEV2023050008
Report Number:	2024_0828_C167-005_DRT_STAFF_FINAL
Application Received:	06/26/2023
Transmitted:	06/28/2023
Date of Report:	12/18/2023
Application Received:	06/28/2024
Transmitted:	07/01/2024
Date of Report:	08/28/2024

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B. Project description and analysis

This is a request by WGI, Inc., on behalf of CBR Investors, LLC for approval of a Planned Unit Development (PUD), including a PUD Agreement and master/final site plan for a 9-lot single-family subdivision and associated infrastructure, with a resulting density of 0.49 units per acre. The approximately 18.20-acre site is generally located on the west side of SW Connors Highway south of 10150 SW Connors Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate 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	Brian Elam	772-288-5501	Non-Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Urban Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	N/A
M	Engineering	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	Jorge Vazquez	772-221-1448	Comply
O	Wellfields	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention	Doug Killane	772-419-5396	Comply
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Stephanie Piche	772-223-4858	N/A
R	Health Department	Nicholas Clifton	772-221-4090	Comply
R	School Board	Juan Lameda	772-219-1200	Comply
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Pending

D. Review Board action

This is an application for a PUD Zoning Agreement Master and Final Site Plan. Pursuant to Section 10.5.F.9. 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, ARTICLE 10.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), 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: 20393700000000110
 Address: Not assigned
 Existing zoning: RE-2A, Rural Estate District
 Future land use: Rural Density
 Nearest major road: SW Conners Highway, Major Arterial
 Gross area of site: 18.20 acres

Table 1 Abutting Property Details

Direction	Development	Future Land Use	Zoning
North	Pole Barn	Estate Density 2UPA	RE-2A, Rural Estate District
South	Farm	Rural Density	RE-2A, Rural Estate District
East	ROW (SW Conners Hwy)	None	None
West	Undeveloped	Conservation	None

Figure 1: Location Map



Figure 2: Subject Site Aerial

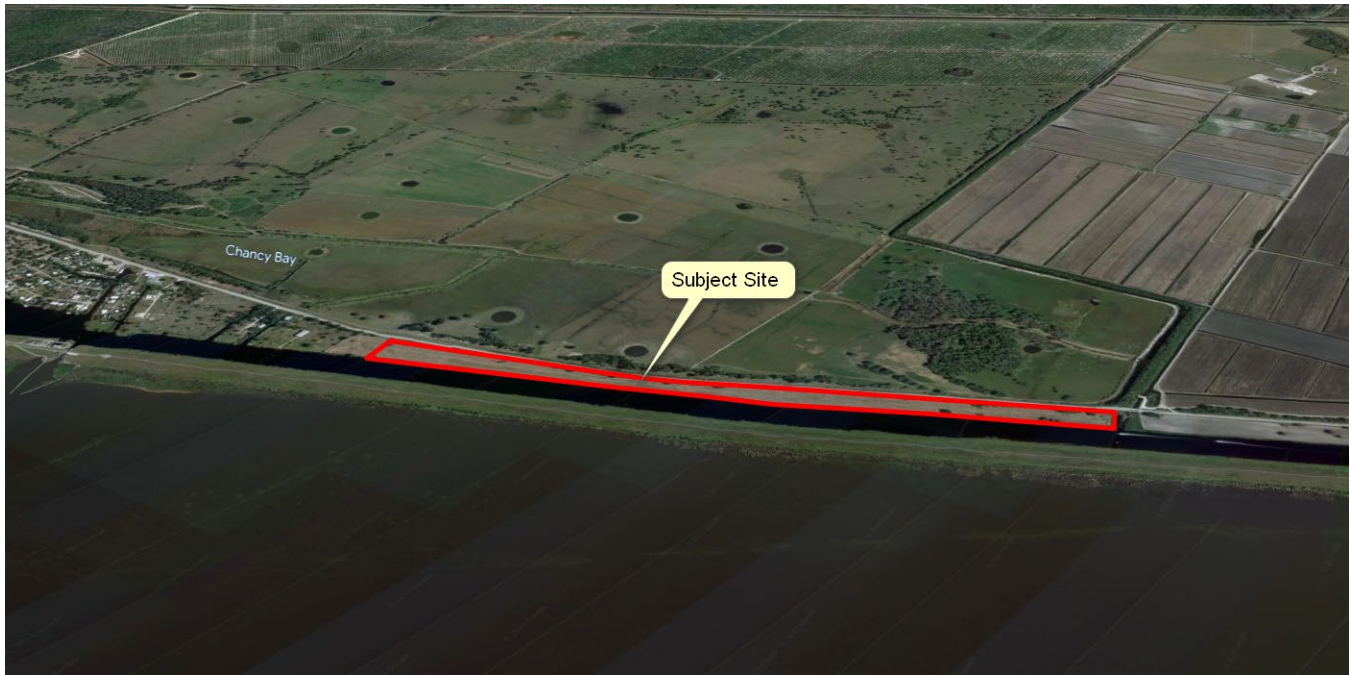


Figure 3: Zoning Atlas



Figure 4: Future Land Use Map



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

Unresolved Issues:

Item #1.

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 POLICY 4.1A.1. (2016)

Item #2.

PUD PUBLIC BENEFITS

1. PUD benefits shall be commensurate with developer benefits. Further discussion with staff is necessary. The proposed benefits are not considered public benefits by the public works department.
2. Provide a detailed benefits analysis demonstrating the benefits received through the PUD zoning agreement. Include a comparison of development standards and setbacks of the existing (RE-2A) and the proposed PUD to demonstrate benefits.

Informational

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.

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.

Policy 4.13A.5(1) Rural Density (excerpt)

Rural density (one unit per two acres) Rural lands shall be developed at a density of no more than one dwelling unit per two gross acres. This density recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

All Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space.

Remedy/Suggestion/Clarification:

This PUD proposes increasing the building height from 30 feet allowed in the current RE-2A zoning district to 40 feet which is allowed on the Rural Density Future Land Use pursuant to Comprehensive Growth Management Plan Policy 4.13A.5(1).

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.

The applicant has proposed the following public benefits:

- 1. Forfeiture of the legal positive outfall into the L-47 for the SFWMD design storm even (25 year – 3 day), as well as the runoff from the 100 year – 3-day storm event.
- 2. Provide an emergency outfall structure, located approximately in the center of the project, that will allow collected stormwater runoff to discharge from the retention area in the event a storm exceeding the design conditions occurs protecting the projects retention perimeter from potential failure.

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

Unresolved Issues:

Item #1.

SITE PLAN DATA

- 1. See comment in Section F above regarding public benefits.
- 2. Reference section M of this staff report related to providing maximum impervious per lot on the master/final site plan that corresponds to the assumptions made in the stormwater report. Update the “Typical Lot Plan and Open Space Diagram”.
- 3. At minimum every part of every required front, side and rear setback shall be comprised of open space except as set forth in subsection 3.16.B, MARTIN COUNTY, FLA., LDR §3.16.A.3. (2021). Demonstrate compliance for open space by determining the lot with the smallest setback area and setting this as the minimum. If that’s the 53.8% then update the “Open Space, Provided” (Minimum) in the site data.
- 4. SW Connors Highway is a major arterial street. Section 3.16.C., Division 2, LDR, requires all structures, except those listed as exempt pursuant to subsection 3.16.B., to be set back from the centerlines of public or private streets by 65 feet. The site plan shows 33 feet to the centerline of the ROW and a 30-foot front setback is defined on the site plan. The proposed

front setback needs to be increased to meet this requirement or identified as a deviation requested as part of the PUD.

5. Remove the Maximum Building Height row from the Building Data table.

Item #2.

SITE PLAN GRAPHICS

1. Add a note section titled “Fire Prevention”.
 - a. Lot owners are required to identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004
 - b. The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.
 - c. Developments unable to meet the fire flow requirements must provide the following.
 - i. All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.
2. The LDR code section called out in the notes related to Guest Houses is §3.210.c.2.1. This code is outdated. The correct code callout is §3.201.C.2.1.(1).
 - a. Please note that one accessory dwelling unit is allowed on Rural density lots of at least two acres.
3. Add a note the “POA is responsible for maintaining the PUD’s drainage/stormwater management system according to the Stormwater Management System Maintenance Plan”.
4. Will the existing chain link fence remain on the site?

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

Urban 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

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)

Please provide the following detailed information in the EA regarding listed species:

A list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site. For listed plants, please provide a list with both the state and federal plants, including the FDACS Plant Atlas, that have the potential to be found on this property. Also describe any critical habitat found on site for protected species and information on critical habitat and consultation areas for specific listed species, if any.

A field survey and map shall be made showing the areas of the site surveyed for listed species. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.

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

Informational Comment:

If a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Unresolved Issues:

Item #1.

Bufferyards for uses adjoining conservation lands. Proposed development abutting land with a Conservation Future Land Use designation shall provide the following intensity and density transition area to enhance protection of the wildlife populations and natural systems.

- a. A preservation area as defined in Divisions 1 and 2 of this article, provided all requirements of Divisions 1 and 2 of this article, and this division are met.
- b. Stormwater retention areas, a minimum of 50 feet in width, planted with native littoral and upland transition vegetation may be provided to meet the requirements of this section. Littoral and upland transition vegetation shall be planted on the side of the stormwater pond abutting the conservation land use.
- c. Where an applicant can demonstrate that a preservation area or stormwater retention area cannot be provided adjacent to conservation lands, as described above, a Type 5 native bufferyard shall be provided. Optionally, a Type 3 native bufferyard incorporating an EcoArt element may be approved by the Growth Management Department Director.
- d. All bufferyard vegetation shall be comprised of native plants and all existing native vegetation shall be retained and incorporated into the bufferyard. Fire resistant plant species shall be utilized in the native firewise landscape bufferyard.

Remedy/Suggestion/Clarification:

Previously requested. Label the buffer to the off-site Conservation Land Use. A landscape plan to establish required native plantings has been provided but the area is only identified to be a drainage easement. Identify as a conservation buffer on both the site plan and the landscape plans.

The retention area that extends over Lots 3&4 has a length over 500 lf that does not have any buffer planting proposed. Please provide plantings to connect to the adjacent buffer segments. At a minimum, overseed this basin with a native wildflower mix.

Item #2.

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.

Remedy/Suggestion/Clarification:

A revised tree disposition plan and table has now been submitted, however in accordance with LDR 4.37 B.3.

For land clearing permits issued in conjunction with a final site plan approval of a subdivision (standard, minor or major) pursuant to Article 10 of the Martin County Land Development Regulations, the following restrictions shall apply:

- a. Subdivision lots of less than 6,500 square feet may be cleared along with the roads, utilities, and drainage improvements.
- b. Subdivision lots in excess of 6,500 square feet shall not be cleared until a land clearing permit is issued in conjunction with a building permit.
- c. In limited cases where it has been demonstrated as necessary to retain excess fill in designated areas, clearing of native vegetation on subdivision lots, over 6,500 square feet shall be permitted, prior to the issuance of a building permit.

Remedy/Suggestion/Clarification:

In accordance with the above section of code, tree removal cannot be authorized prior to a building permit being approved. Relocation of trees within the areas of proposed filling may be able to be authorized prior to building permit, but removal of existing trees not within fill or utility areas cannot be authorized prior.

The clearing plan is not clear as to which trees are to be protected, only some of the trees indicated to be preserved are shown with barricades. Please clarify on the clearing plans.

Please modify location of the driveway access on Lot 5. Shifting this entry slightly north will allow preservation of a 50” dbh cypress, a 15” Mastic, and a 20” Hackberry.

Lot 9, Tree # 202 is a 27” dbh cypress, Tree # 202 is a 50” dbh cypress. These trees are not located within a fill area and need to be protected.

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:

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

Unresolved Issues:

Item #1.

DIVISION 9: STORMWATER MANAGEMENT

1. As previously stated, revise the stormwater management report to include the certification language given in MARTIN COUNTY, FLA., LDR SECTION 4.384.A.2. Although certification language was included, it is not the language provided in 4.384.A.2
2. As previously stated, provide maximum impervious threshold per lot on the Construction Plans, Final Site Plan, and Stormwater Management Report. Values must consistently represent what is being proposed. Although the response to comments indicates that this has been addressed, the stormwater management report provides for a total impervious area of 4.49-acres, and the Final Site Plan lists a total maximum impervious area of 9.10-acres. Totals must match, and a maximum impervious area per lot must also be shown on the Final Site Plan and typical lot grading plan.

Item #2.

CONSISTENCY WITH OTHER PLANS

1. Revise the Final Site Plan and Construction Plans to include bearing and distances along all lot lines and easements/tracts consistent with the eventual plat.
2. Provide a preliminary plat for review.

Development Order Conditions:

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

Electronic File Submittal

Findings of Compliance:

The AutoCAD dwg file of the master final site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

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

Informational:

WATER SUPPLY

NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

Please provide water source for Needed Fire Flow.

DEVELOPER RESPONSE NOTE.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required.

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

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

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

Martin County Health Department

Well and septic permits will be required from the Health Department. Recommend getting a well and septic plan from the health department to help understand the possible impacts for each property.

Martin County School Board

The general school capacity analysis was provided from the school board of Martin County in the first round of review indicating Concurrency (LOS) Level of Service capacity.

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

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – On-site Well

Findings - positive evaluation

Source – Health Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider – On-site Septic

Findings - positive evaluation

Source – Health Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

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.
5.	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.
6.	Approved Master and Final Site Plan	One (1) copy 24” x 36” of the approved master and final site plan.
7.	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.

Item	Description	Requirement
8.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Engineers 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.
10.	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.
11.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
12.	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 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
Inspection fees:	\$4,000		\$4,000
Advertising fees *:	TBD		
Recording fees **::	TBD		
Impact fees***:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.
 ** Recording fees will be identified after the post approval package has been submitted.
 *** Required at issuance of building permit.

X. General application information

Applicant: CBR Investors, LLC
Tunny Mizrachi, Manager
8401 SW Conners Highway
Okeechobee, FL 34794

Owner: CBR Investors, LLC
Tunny Mizrachi, Manager
8401 SW Conners Highway
Okeechobee, FL 34794

Agent: WGI, Inc.
Matthew Barnes
2035 Vista Parkway
West Palm Beach, Florida 33411
561-687-2220
Matthew.barnes@wginc.com

Engineer of Record LaConte Engineering
Patrick LaConte
2440 SE Federal Highway, Suite W
Stuart, FL 34994
placonte@laconteengineering.com

Landscape Architect: WGI, Inc.
Bryan Jackman
2035 Vista Parkway
West Palm Beach, Florida 33411
561-687-8880
Bryan.jackman@wginc.com

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/Wastewater Service Agreement

Z. Attachments