



# 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:	Cuozzo Planning Solutions, Inc. (Deanna Freeman)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C167-005
Record Number:	DEV2023050008
Report Number:	2024_0103_C167-005_DRT_STAFF_FINAL
Application Received:	06/26/2023
Transmitted:	06/28/2023
Date of Report:	01/03/2024

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### *B. Project description and analysis*

CBR Investors, LLC requests approval of the Chancey Bay Ranch PUD (C167-005) zoning agreement Master and Final Site Plan. The applicant seeks to develop an approximately 18.20-acre site with a 9-lot single family subdivision. The future land use is rural density with a RE-2A, Rural Estate District zoning allowing 1 unit per 2 acres. The property is located on the west side of SW Connors Highway south of 10150 SW Connors 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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Brian Elam	772-288-5501	Non-Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Development 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	Non-Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Non-Comply
O	Water and Wastewater	James Christ	772-320-3034	Comply
O	Wellfields	James Christ	772-320-3034	Comply
P	Fire Prevention	Doug Killane	772-419-5396	Non-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	Mark Sechrist	772-219-1200	Comply
S	County Attorney	Elyse 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, FDOT, 660 feet min access spacing  
 Gross area of site: 18.20 acres

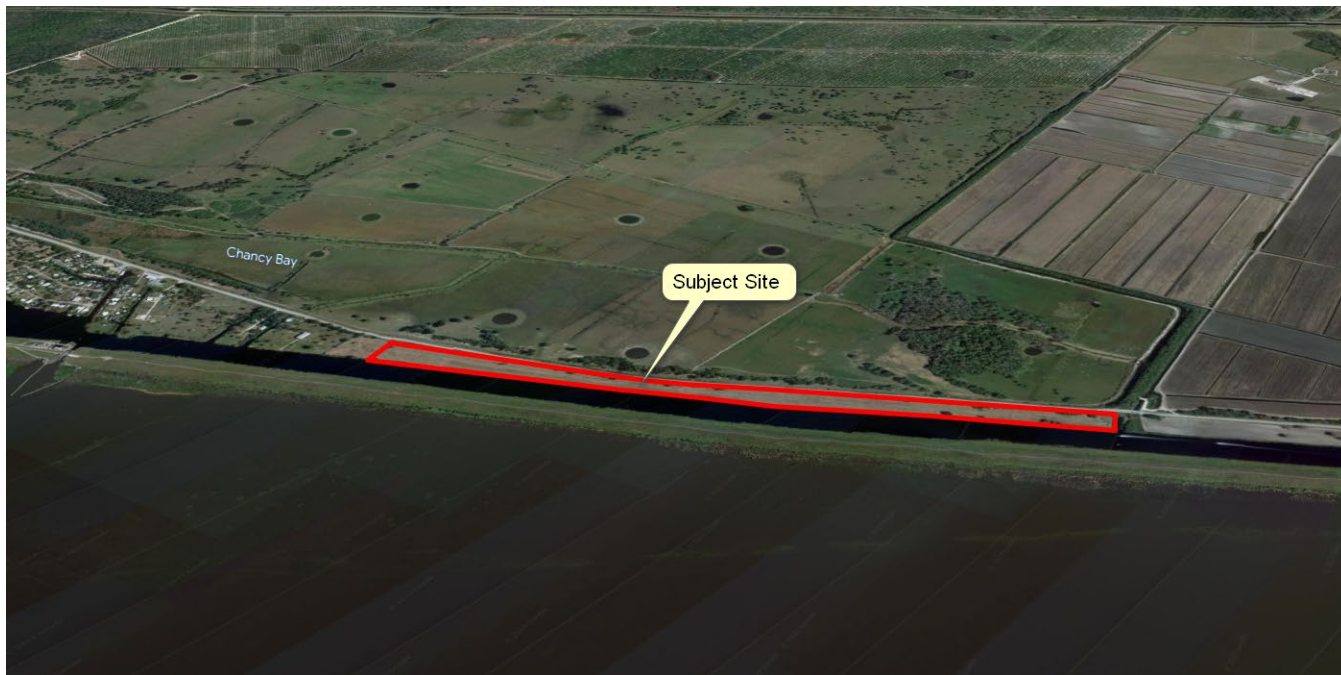
**Table 1 Abutting Property Details**

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 Excerpt**



**Figure 4: Future Land Use Map**



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

**Unresolved Issues:**

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 #1.**

**Benefits Analysis**

Provide an analysis of the benefits 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. For example, it appears from the Master and Final Site Plan the PUD zoning seeks to increase the height allowed in RE-2A from 30 feet to 40 feet which would accommodate the proposed development.

**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. The parcel numbers on the application are not related to this proposed development. Correct the application with the parcel number identified on the Master and Final Site Plan.
2. Provide an Open Space exhibit that shows the 50% open space associated with individual lot coverage data.

**Item #2.**

Site Plan Graphics

1. Show the proposed location of the emergency outfall structure.
2. Note 8 references phasing final site plans. If phasing is desired a phasing plan needs to be submitted.
3. Note 8 refers to the timetable of development. Remove this from the site plan notes. The development order will define the timetable of development.
4. Provide a typical lot detail that is more representative of this sites lots. Include, sidewalks, driveways, easements, setbacks etc., with values that correlate to the assumptions provided in the storm water report. Include a maximum individual lot coverage value next to the detail or in the site plan data.
5. Provide a better location map and more information of the area surrounding the site including adjacent parcels, future land use, zoning etc. Reference Item#1, comment 1 in section M for

additional information. Lay out the plans horizontally rather than vertically to provide better scale and context. Add better dimensions to the site plan not just on the typical lot detail.

**Item #3.**

**Plan Consistency**

The application identifies the name or title of this project as Chancey Bay Ranch. The county will refer to this project as Chancey Bay Ranch PUD. Plans and documentation submitted to the county should consistently reference the Chancey Bay Ranch PUD project name. The following was observed.

- a. Engineers Opinion of Probable Excavation, Fill and Hauling – Chancey Bay
- b. Engineering Report – Chancey Bay
- c. Traffic Statement – Chancey Bay PUD
- d. School Impact Worksheet – Chancey Bay Ranch PUD
- e. Master and Final Site Plan – Chancey Bay
- f. Construction Plans and Specifications – Chancey Bay

**Remedy/Suggestion/Clarification:**

1. Update the Master and Final Site Plan project name in the title bar to Chancey Bay Ranch PUD.
2. Update the Civil Plans project name on the cover sheet and title bar of the subsequent sheets to Chancey Bay Ranch PUD.

**Item #4.**

**Architectural**

Add a note on the architectural elevations that they are conceptual, and the architecture will be reviewed at time of individual home permits.

**Information #1:**

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

**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, property owners associations, condominium associations and



the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019).

***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.
- e. Regardless of the technique selected, the following activities shall be prohibited:
  - (1) Altering the hydrologic regime or lowering the water table;
  - (2) Generating, storing or handling of hazardous wastes;
  - (3) Generating nuisance noise, dust, lighting or odors;
  - (4) Generating high concentrations of excessive nutrient runoff.

**Remedy/Suggestion/Clarification:**

Label the buffer to the off-site Conservation Land Use. Note a landscape plan to establish required native plantings will be required.

**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:**

It appears that existing trees on the site are proposed to be protected. However, numerous trees are identified as “Unknown” Please identify.

***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. The configuration of the individual lots and easements are 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. Please revise the stormwater management report to include the certification language given in MARTIN COUNTY, FLA., LDR SECTION 4.384.A.2
3. 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.
4. Remove “future” from all the proposed driveway connections. Proposed driveway connections need to be constructed as part of the current project.
5. Provide documentation substantiating the seasonal high water table elevation being relied upon for the stormwater management calculations.
6. Add minimum Finished Floor elevation for each lot to Final Site Plan.

**Item #2.**

**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**

**Unresolved Issues:**

Please add SW to the street name labels for Conners Hwy on the site plan.

**Electronic File Submittal**

**Unresolved Issues:**

1. The AutoCAD dwg file of the site plan base file was not set correctly in state plane coordinates. When the dwg file was imported into our GIS software, it fell 260 miles southwest of the actual location.
2. The AutoCAD dwg file of the boundary survey when brought into our GIS software, was set correctly, fell in the correct location, and was in compliance.

***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**

**Unresolved Issues:**

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.

### **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**

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

The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

**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:** CBR Investors, LLC / Phone: 772 485 1600, Donald J. Cuzzo

**Project Name:** C167-005 Chancey Bay Ranch PUD

**Parcel # -** 20-39-37-000-000-000-106, 17 -39-37-000-000-000-102

**Date:** December 18, 2023

**Request:** Request for a General School Capacity Analysis for C167-005 Chancey Bay Ranch PUD, 9 unit community on +- 18.20 acres, located near Connors Hwy.

**Student Generation Calculation:**

Residential Units	9
Current Student Generation Rate	.1987
Elementary 61%	1
Middle 22%	.5
High 17%	.5
<b>Total Forecasted Students</b>	<b>2</b>

**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
West Zone – Crystal Warfield Elementary School	801	633	828
West Zone – Indiantown Middle School	486	666	933
West Zone – South Fork High School	1816	1781	2114



***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 - Martin County

Findings - N/A (Well)

Source – Martin County Utilities

Reference - see Section O of this staff report

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

Sewer provider - Martin County

Findings - N/A (Septic)

Source – Martin County Utilities

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 L 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.

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.	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.
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.	Construction Schedule	Original of the construction schedule.
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	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.
12.	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.
13.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
14.	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 the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

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 *:			
Recording fees **:			
Mandatory impact fees***:	N/A		
Non-mandatory impact fees***:	N/A		

\* 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: 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: Cuozzo Planning Solutions, Inc.  
Deanna Freeman or Donald Cuozzo  
P.O. Box 1939  
Stuart, FL 34995

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

Landscape Architect: Conceptual Design Group, Inc.  
Jeffrey Smith RLA  
900 East Ocean Boulevard, Suite 130D  
Stuart, FL 34994

## ***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***