



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

WAWA – KANNER & LOCKS MAJOR FINAL SITE PLAN

Applicant:	Kanner Investment Partners, LLC
Property Owner:	Richard and Kathy Rastrelli
Agent for the Applicant:	David Baggett, Engineering Design & Construction, Inc.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	F113-005
Record Number:	DEV2024020013
Report Number:	2024_0528_F113-005_Staff_Report_Final
Application Received:	03/26/2024
Transmitted:	03/27/2024
Date of Report:	05/28/2024

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B. Project description and analysis

This is a request by Engineering Design & Construction, Inc., on behalf of Kanner Investment Partners, LLC, for approval of a major final site plan to construct an approximately 5,537-square-foot convenience store including 12 fueling stations and associated infrastructure. The subject site consists of an approximately 2.29-acre undeveloped parcel located at the southwest corner of SW Locks Road and SW Kanner Highway, in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Ingress/egress will be provided from SW Locks Road and from SW Kanner Highway. 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	Jana Cox	772-288-5461	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Non-Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Matthew Hammond	772-288-5512	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Leo Repetti	772-320-3034	Comply
O	Water and Wastewater Review	Leo Repetti	772-546-6259	Non-Comply
P	Emergency Mgmt Review	Amy Heimberger	772-285-7220	N/A
		Lopez		
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
Q	ADA Review	Matthew Hammond	772-288-5512	Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
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 meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

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

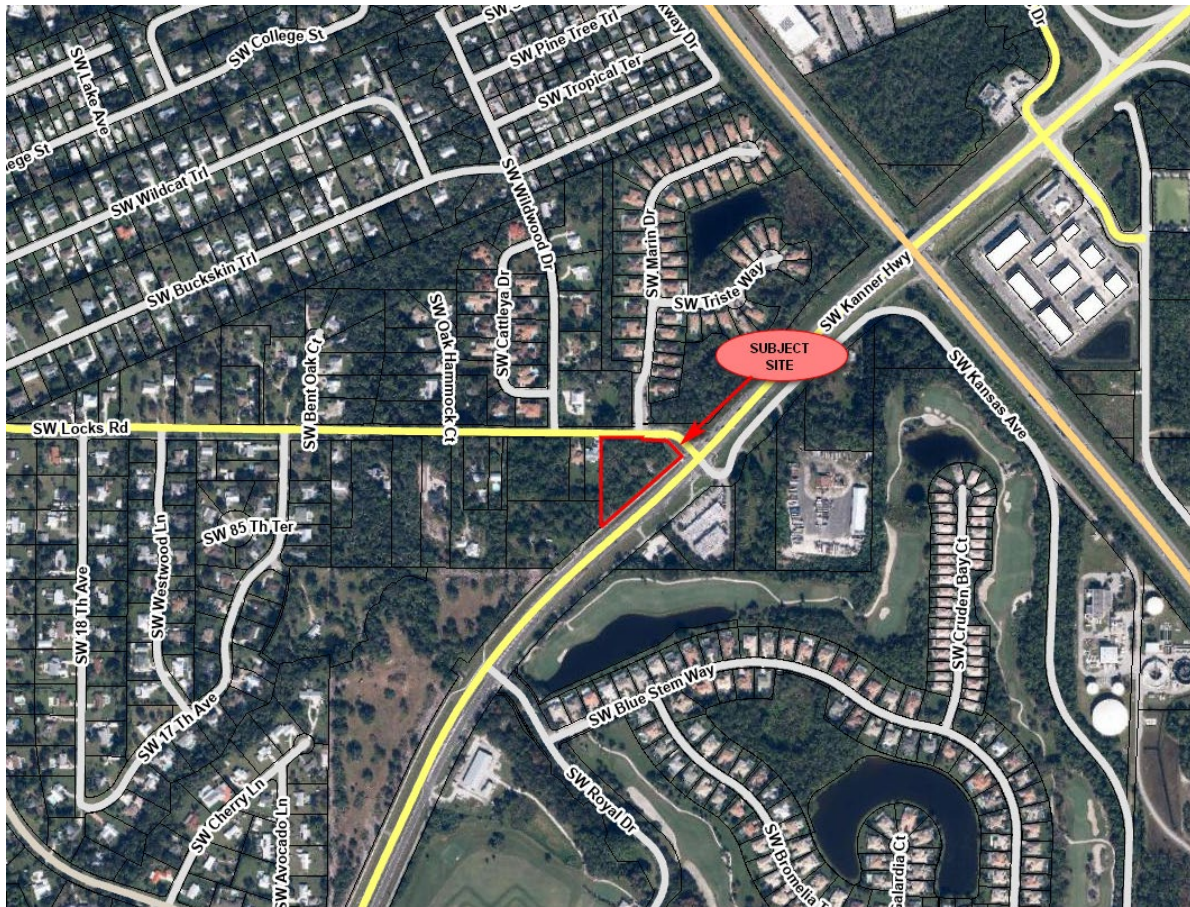
Parcel number: 08-39-41-000-004-00050-6

Existing Zoning: General Commercial (GC)

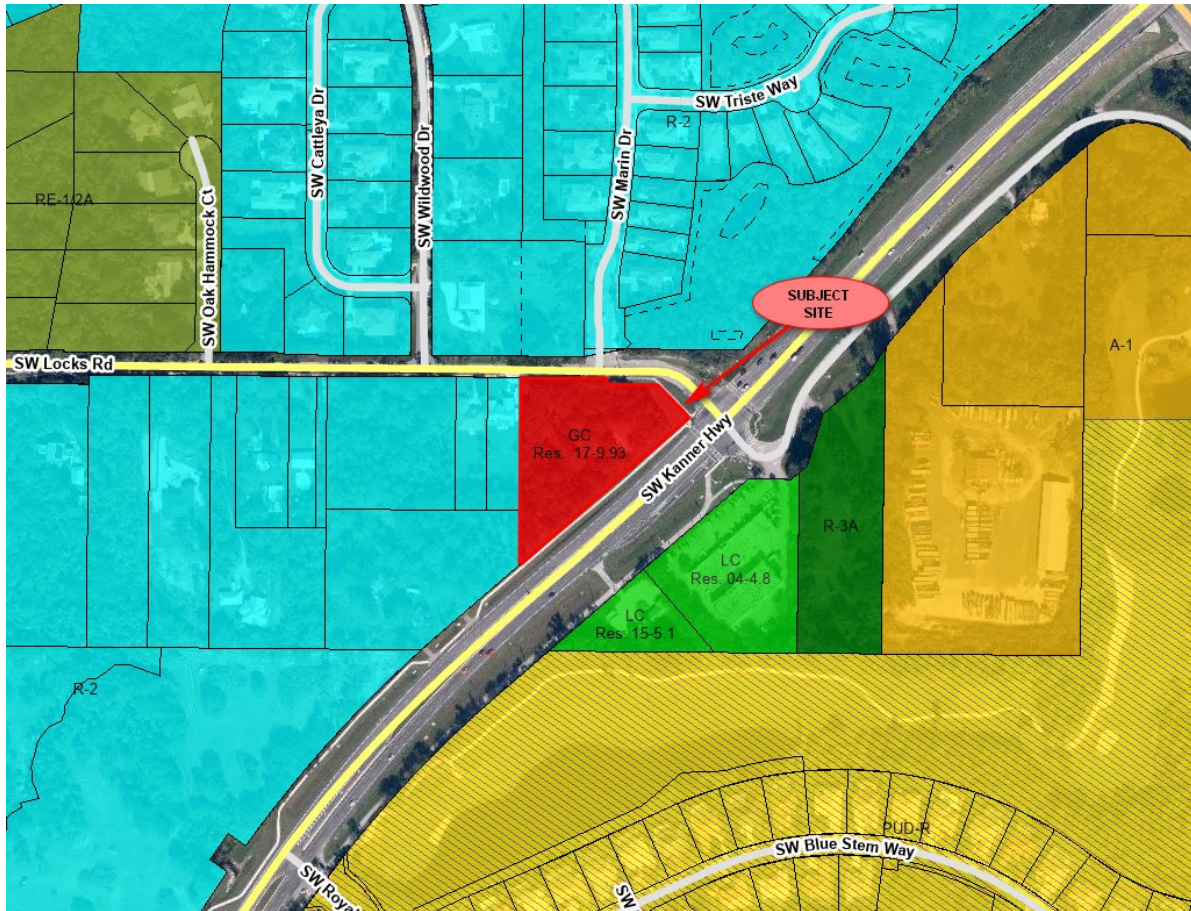
Future Land use: General Commercial

Gross area of site: 2.29 acres

**Figure I:
Location Map**

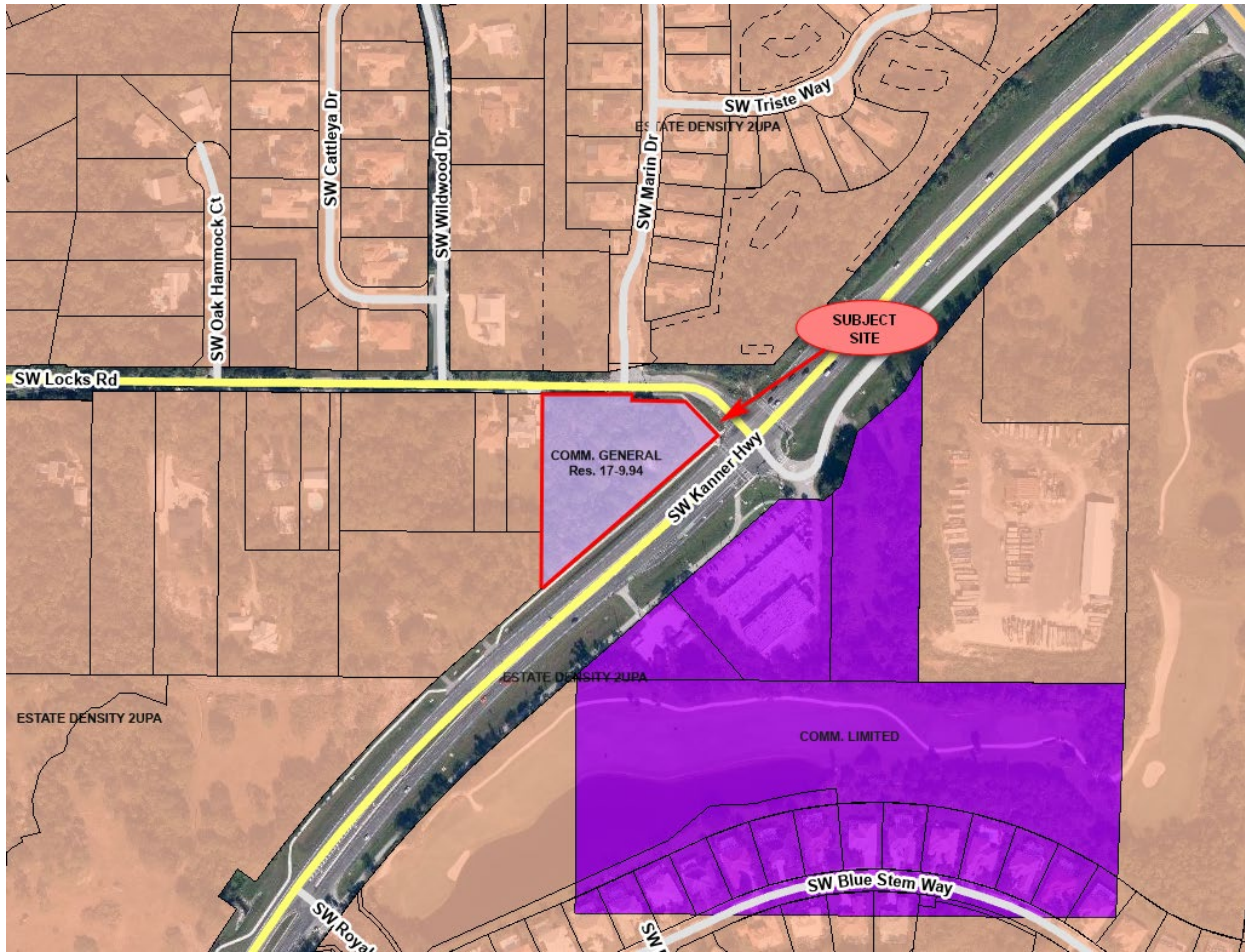


**Figure II:
Zoning Map**



Property to the East: SW Kanner Highway, LC, R-3A
Property to the North: SW Locks Road, R-2
Property to the West: R-2
Property to the South: SW Kanner Highway, LC, PUD-R (Florida Club)

**Figure III:
Future Land Use Map**



Property to the East: SW Kanner Highway, Limited Commercial
Property to the North: SW Locks Road, Estate Density 2UPA
Property to the West: Estate Density 2UPA
Property to the South: SW Kanner Highway, Limited Commercial, Estate Density 2UPA

***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. Engineering Design & Construction, Inc., information should be in the agent field on page 2 of the application. Land Planner field can be updated to “Same as agent.”
2. Legal description (Item #10 in review checklist)
 - a. Parcel control number is missing three zeroes.
 - b. Include total site acreage.
 - c. Correct typo in the first line of the legal description (“Topical”). Additionally, please correct this typo in the Exhibit A – Legal Description for the draft unity of title.
3. The building square footage and square footage of the outdoor seating area is not consistent between the narrative and the site plan. Please correct where necessary.
4. In the narrative, please include a request for a Certificate of Public Facilities Reservation.

Item #2:

Site Plan Data

1. Remove site owner information.
2. Project area impervious/pervious:
 - a. Please include percentage of project area for each row.
 - b. Please modify “proposed open space” to “proposed additional landscape buffer, sodded areas, etc.” or similar.
3. Please remove references to the fuel pumps/fueling positions from the parking data calculations. There is no parking requirement for fuel pumps.
4. Please remove the environmental table and environmental assessment note on the left side of the site plan.
5. Zoning data table:
 - a. In top row, update “CG” to “GC.”
 - b. Update “Yard Setbacks” to “Yard Setbacks (One-Story).”
 - c. Delete corner setback box. There is no corner setback applicable to the GC zoning district.
 - d. Include proposed height. The building height should be measured to the highest point of the coping for the flat roof [Martin County LDR, Section 3.14.A]. Please ensure the building height on the architectural elevations is also depicted in accordance with the LDR definition.
 - e. Please include square footage along with percentage in the proposed building coverage and proposed open space fields. Please include the fuel canopy footprint in the building coverage field.

- f. Proposed open space in the zoning data table is 36.2%. Total pervious area in the impervious/pervious data table is 38.9% (37,198.45 sf / 95,522.65 sf). Please update where appropriate.
6. Please include a note on the site plan that design standards and placement of signs will be reviewed via separate building permit.
7. Please include a light pole detail on sheet 2 which includes overall height. Also include a light pole fixture detail and include a note next to the detail that light fixtures shall be shielded from adjacent properties. See also Item #9 - Lighting in Section H – Commercial Design below.

Item #3:

Site Plan Graphics

1. Please include “Major Final Site Plan” in the title block.
2. The setback of the convenience store from the property line along SW Kanner Highway is obscured by the pedestrian crossing depiction.
3. Please dimension the setbacks of the fuel canopy from the property lines along SW Locks Road and SW Kanner Highway.
4. Please depict the minimum building finished floor elevation.
5. Please depict the zoning, future land use designation, and current use of the adjoining properties to the west and the properties north of SW Locks Road.
6. Please remove extraneous text/graphics, including spot elevations; survey benchmark data/callouts; survey rod/cap/nail callouts; “Not A Part of This Survey” text; pavement striping callouts; kiosk clear zone; curb types; power pole details; notes on stormwater, solid waste, hazardous waste, landscape; provider of utilities; FDOT map info; FDOT PB and PG info; door egress arrows; stormwater control structures/piping; and utility lines (grinder station depiction can remain).
7. Please remove pavement/sidewalk cross section and curb details from sheet 2.
8. Include a detail on sheet for the 6’ vinyl fence.
9. Include revision date on subsequent submittals.

Item #4

Plan Consistency

1. The linework for the dumpster/equipment enclosure at the rear of the building appears to be misplaced on the landscape plan. The building footprint/location of primary entrance also differs on the landscape plan.

Item #5

Screening of Service Function Areas

1. Service function and mechanical equipment areas. Landscape plans shall clearly identify the locations of service function and mechanical equipment that are required to be screened and the type of screening provided. These areas shall be enclosed by an opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air

conditioning or other equipment requiring air flow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. [MARTIN COUNTY, FLA., LDR §4.663.A.6(b) (2014)]. Please provide landscape screening around the air pumps.

Information #1:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next LPA and BCC meetings dependent upon the County's scheduling policy. For the LPA and BCC meetings, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #2:

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 #3:

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 the urban design and community redevelopment requirements –
Community Development Department***

Community Redevelopment

N/A – The subject site 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

Item #1

Primary Facades

Please label the primary façades on the architectural plans. [MARTIN COUNTY, FLA., LDR §4.872.B.1 (2023)]. The directionals/street labels on the architectural plans are not accurate, please update. All sides are considered primary façades as they will all be visible from public streets.

Item #2

Minimum Design Elements

The rear and right (SW Locks Road-facing) façades do not have the minimum design elements stipulated in MARTIN COUNTY, FLA., LDR §4.872.B.3 (2023). Please address this requirement.

Item #3

Limitations on Blank Wall Areas

The rear and right façades do not appear to comply with the requirements of MARTIN COUNTY, FLA., LDR §4.872.B.4 (2023). Please provide relevant dimensions and consider implementing additional design elements to demonstrate compliance.

Item #4

Transparency/Fenestration

At least 40 percent of the ground-level floor of primary facades of commercial buildings and street facing facades of multifamily buildings shall be occupied by windows or doorways with non-mirrored glass. [MARTIN COUNTY, FLA., LDR §4.872.B.5(a) (2023)]. The rear and right façades do not meet this requirement.

Item #5

Control of Building Mass

The right façade does not meet the requirements of MARTIN COUNTY, FLA., LDR §4.872.D.2(a) (2023). Please address this requirement.

Item #6

Major Intersections

In addition to all other requirements of Section 4.872.B., developments located at an intersection of two or more arterial, parkway, or collector streets shall provide a prominent architectural or site feature including, but not limited to, a monument, sculpture, wall or ground mounted art feature, or mural to emphasize their location as gateways and transition points within the community. [MARTIN COUNTY, FLA., LDR §4.872.E.1 (2023)]. Please address this requirement.

Item #7

Flat roofs

- a. Flat roofs shall have at least two changes in height of a minimum of two feet along each primary façade. [MARTIN COUNTY, FLA., LDR §4.872.G.2(a) (2023)]. Please provide changes in height along the parapet wall.
- b. Flat roofs shall provide a three-dimensional cornice treatment along the entire length of the primary façade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs. [MARTIN COUNTY, FLA., LDR §4.872.G.2(b) (2023)]. Please provide a detail for the cornice treatment.

Item #8

Bicycle and Pedestrian Access

Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 50 feet. Trees shall be a minimum of 16 feet in height. Along public sidewalks, including along the perimeter of the site, shade trees shall be installed at the back of sidewalk. Appropriate root barrier systems shall be installed when applicable. [MARTIN COUNTY, FLA., LDR §4.873.A.2 (2023)]. Please explore options to provide structural or vegetative shading for the sidewalk along the right building façade (i.e., extending the awning). Trees proposed at the rear of the new sidewalk along SW Locks Road shall be a minimum of 16 feet in height.

Item #9

Lighting

Lighting fixtures shall be a maximum of 20 feet in height within a parking lot and shall be a maximum of 15 feet in height within nonvehicular pedestrian areas. [MARTIN COUNTY, FLA., LDR §4.873.C (2023)]. Several of the proposed lighting fixtures/poles in the parking lot/fueling area exceed the 20-foot height restriction.

Item #10

Screening of Mechanical Equipment

- a. The required screening of roof-mounted mechanical equipment, including air conditioning units and duct work shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment, whichever is lower. [MARTIN COUNTY, FLA., LDR §4.873.D.1 (2023)]. Please demonstrate compliance with this requirement. The highest point of the rooftop equipment is visible on the elevations.
- b. Ground mounted mechanical equipment, including air conditioning units, dumpster enclosures, generators, shall be located in the rear or side of a development site and not between the building and a street. [MARTIN COUNTY, FLA., LDR §4.873.D.2 (2023)]. Please explore options for relocating the transformer.

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

Unresolved Issues

RIGHT OF WAY

It has been determined that the Applicant is required to dedicate 20 feet of right-of-way on the western portion of the property frontage and 5 feet of right-of-way towards the east along SW Locks Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order. Engineering has determined that a 10 foot drainage easement along the entire western side of parcel is required.

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

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site and easement(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is \$35,000.00 and is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

BOUNDARY SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication and easement site(s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The environmental assessment (EA) submitted by the applicant shows that no wetlands or upland habitat exist on the property and these

findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

Informational Comment:

Although the EA showed that no gopher tortoises exist onsite, this survey is only valid for 90 days. 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, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, 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 or construction authorization by the county will be granted 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:

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:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. **The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.**
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation

schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

It is unclear what limits were utilized to determine areas surveyed for protected trees. Perimeter should equal setbacks or buffer widths, whichever is larger, measured from edge of net property boundaries (site after any road dedications), For hardwoods, the entire site should be surveyed. Please verify.

While a summary table should be included as provided, a tree disposition table needs to also include columns that provide disposition and tree credits (preserve or replacement) for each tree **individually**. See below template.

TREE INVENTORY

Tree #	Tree Species		DBH/Height	Proposed Disposition	Mitigate Credits	Preserve Credits
	Common Name	Botanical Name				
6115	LIVE OAK	QUERCUS VIRGINIANA	11"	PRESERVE		2
6116	LIVE OAK	QUERCUS VIRGINIANA	5"	PRESERVE		1
6117	LIVE OAK	QUERCUS VIRGINIANA	4"	PRESERVE		1
6118	LIVE OAK	QUERCUS VIRGINIANA	6"	PRESERVE		1
6119	LIVE OAK	QUERCUS VIRGINIANA	6"	PRESERVE		1
6120	LIVE OAK	QUERCUS VIRGINIANA	6"	PRESERVE		1
6121	LIVE OAK	QUERCUS VIRGINIANA	9"	PRESERVE		2
6122	LIVE OAK	QUERCUS VIRGINIANA	9"	PRESERVE		2
6123	LIVE OAK	QUERCUS VIRGINIANA	5"	PRESERVE		1

The development plans do not propose to save any trees on site. An exhibit was requested that overlays the site plan on the tree survey so that opportunities and conflicts for tree protection can be efficiently identified. This plan has now been provided and it appears that trees not on site are proposed to be removed along the west property line. There are numerous large oaks up to 33.5” dbh along Kanner Hwy where no effort to protect trees has been exerted. Please review, provide cross-sections through these areas that provide existing and proposed grades, and explain methods proposed to protect trees.

Item #2:

Landscape Bufferyard Requirements

Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Please demonstrate compliance with the following criteria for landscape bufferyards:

Use of bufferyards. Utilities, easements, septic drainfields or other physical improvements shall not be placed in bufferyards, unless approved by the Growth Management Director based on good cause shown. In any case where an un-buffered view exists within 500 feet from the side or rear service areas of any nonresidential land use to any single-family or two-family residential land use, buffer requirements shall apply as if such residential uses were located on immediately adjacent lands.

Remedy/Suggestion/Clarification:

Remove retention area from the Type 4 buffer.

Aquatic species do not meet criterion of the required shrub layer.

Item #3:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

Provide details for tree protection on the construction plans.

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.

Remedy/Suggestion/Clarification:

Are there any easements on the property?

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Unresolved Issues:

Item # 1:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

1. An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]

- See 2023 Roadway Level of Service Report.
- Revise Tables 2 & 3 to match Figure 2 indicating the majority of trip generation on SW Kanner Highway (SR-76) and not SW Locks Road. Revise to correctly show Directional Peak Project Volume, not Driveway Volumes.

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

The survey does not meet the requirements for the following reason:

Does not reference a current title commitment (within 180 days).

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

Engineering

Unresolved Issues:

Division 9: Stormwater Management

1. Based on the information provided in the Drainage Calculations report (including the geotechnical report and historical groundwater monitoring well data), the seasonal high (wet season) water table appears higher than the proposed elevation of 9.25-foot NAVD88. Revise the Drainage Calculations report to rely on a more accurate wet season water table for the project site (LDR 4.384.3.c.(1)).
2. Revise the signed and sealed Drainage Calculation report to include the design certification language per LDR 4.384.A.2.
3. The pre-development discharge rate used is significantly higher than historical undeveloped discharge rates in Martin County (0.30 cfs per acre or less) and other permitted projects in the vicinity. Revise stormwater calculations to align with historical rates or provide a detailed justification for the higher undeveloped discharge rate used.
4. Within the Offsite Basin, the proposed weir elevation of 12.00-foot NAVD88 for Control Structure No. 2 is higher than the proposed rim and grade elevations along SW Locks Road and existing elevations of the adjacent driveway to the west. As proposed, runoff will bubble up along SW Locks Road instead of being directed to the SW Kanner Highway outfall. Revise the stormwater design for the Offsite Basin and bypass infrastructure to preclude flooding within the basin. Provide detailed stormwater calculations confirming the contributing flows, proposed staging, and pipe sizing with the Offsite Basin.
5. Provide time stage runs for the design storms. Only the inputs and max stages are provided.
6. In Appendix B, an ICPR recovery model was presented; however, the time series data lacks sufficient detail of time stages to illustrate the system's recovery. The 12-hour time increments provided make it unclear if the system recovers half of the water quality volume too quickly. Revise recovery model to clearly demonstrate that half of the water quality treatment volume is recovered between 24 hours and five days (LDR 4.385.F.4).

Division 10: Flood Protection

7. Lift station top elevation shall be set above the 100-year, 3-day flood elevation. The current top of wetwell elevation is 14.25 while the 100-year, 3-day max stage identified in the Drainage Calculations report is 14.7-foot NAVD88 (LDR 4.432.B and F.A.C. 62-604.400(2)(e)).

Division 19: Roadway Design

8. Provide sight triangles / sight distances at all intersections on the Landscape Plans. [LDR Section 4.843.F] [FDOT Design Manual Section 212.11]
9. Revise the Construction Drawings to use Martin County Standard Detail R-120A for the mid-block crosswalk striping at SW Locks Road Access (Standard Detail R-120A).
10. In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>.

Signed and Sealed Construction Plan

11. Provide typical grading cross section(s) for the Landscape Bio-retention Pond Area including ties back to grade and max slopes.
12. Provide additional grading details for the tie-in to existing SW Locks Road pavement. Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, Stormwater Report, and PUD Agreement
13. The proposed drainage easement along the west property line shall be a minimum of 10 feet wide.
14. All proposed easements shall be clearly identified and labeled on the Final Site Plan and Construction Drawings.
15. The Finished Floor elevation shall be labeled on the Final Site Plan and consistent with the Construction Drawing and Stormwater Management Report. Finished Floor Elevation shall be labeled as a “minimum”.
16. Revise the Final Site Plan to accurately reflect the modification to the sidewalk along the east property within the SW Locks Roads right-of-way. As currently shown, the Final Site Plan shows the existing sidewalk extending farther than the modifications represented in the Construction Drawings.
17. Proposed sidewalk along SW Locks Road shall be 1-foot from the right-of-way line per LDR Section 4.843.G.
18. The Final Site Plan identifies a 2’ Retaining Wall adjacent to CB-6. Provide additional details on this retaining wall and the surrounding grading.
19. Remove all underground infrastructure and site topography from the Final Site Plan.

Development Order Condition:

20. Hauling is not permitted. 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 the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

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).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Unresolved Issues:

Construction Drawing Redlines sent to engineer of record on 5/15/24. Waiting on revised plan set.

Wellfield Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The project lies within wellfield protection zone #2 and any use shall comply 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 Rescue

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. Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

The Needed Fire Flow Requirement must be in accordance with Florida Fire Prevention Code, N.F.P.A. 1, Chapter 18.4.5 (latest adopted edition). The Guide for Determination of Needed Fire Flow, latest edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided.

APPROVED WATER SUPPLY – HYDRANT FLOW TEST

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

FIRE HYDRANT

Please provide a fire hydrant along SW Locks Road.

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

Findings of Compliance:

Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

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

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

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 – Pending Evaluation

Source - Engineering Services 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

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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 and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
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.	Approved Elevations	One (1) copy 24" x 36" of the approved elevations.
10.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
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.	Property Management Documents	One (1) copy of documents verifying that the right-of-way and easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, 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.	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.
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 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:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
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 after the post approval package has been submitted.
 *** Impact fees are required at building permit.

X. General application information

Applicant: Kanner Investment Partners, LLC
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 Matt Williams
 321-428-4424
matt.williams@matthewdev.com

Owners: Richard and Kathy Rastrelli
557 SW 11th Court
Palm City, FL 34990

Agent/Engineer
of Record: Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
David Baggett, P.E.
772-462-2455
davidbaggett@edc-inc.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/Waste Water Service Agreement

Z. Attachments

N/A