



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE GRACE PLACE ADMINISTRATIVE AMENDMENT

Applicant	The Grace Place
Property Owner:	The Grace Place
Agent for the Applicant:	C. Calvert Montgomery & Associates, Inc. (Scott Montgomery)
County Project Coordinator:	Luis Aguilar, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	G060-004
Record Number:	DEV2024040014
Report Number:	2024_0814_G060-004_Staff_Report_Final
Application Received:	07/12/2024
Transmitted:	07/24/2024
Date of Report:	08/14/2024

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B. Project description and analysis

This is a request by C. Calvert Montgomery & Associates, Inc. on behalf of The Grace Place, Inc. to add an approximately 785 square foot carport to the south side of the existing sanctuary building and to expand and pave the existing grassed parking area and stabilized drive. The subject site is located at 1550 SE Salerno Road, at the southeast corner of SE Salerno Road and SE Ault Avenue. Included 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 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	Luis Aguilar	772-288-5931	Non-Comply
G	Site Design	Luis Aguilar	772-288-5931	Non-Comply
H	Community Redevelopment	Luis Aguilar	772-288-5931	N/A
H	Commercial Design	Luis Aguilar	772-288-5931	N/A
I	Property Mgmt	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping	Lindy Cerar	772-320-3055	Non-Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	N/A
M	Engineering Services	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	Wellfield	Jorge Vazquez	772-221-1385	N/A
O	Water and Wastewater	Jorge Vazquez	772-221-1385	N/A
P	Emergency Mgmt	Amy Heimberger -Lopez	772-419-2664	N/A
P	Fire Prevention	Doug Killane	772-419-5396	Comply
Q	ADA	Stephanie Piche	772-223-4858	Non-Comply
R	Health	Nick Clifton	772-221-4090	N/A
R	School Board	Juan Lameda	772-219-1200	N/A
S	County Attorney	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Luis Aguilar	772-288-5931	Pending

D. Review Board action

This application complies with the threshold requirement for processing as an administrative amendment, pursuant to Section 10.15, LDR, Martin County, Fla. (2019). As such, final action on this application will be taken by the Growth Management Director.

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

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

E. Location and site information

Parcel number(s) and address: 55-38-41-000-065-00040-3
1550 SE Salerno Rd., Stuart, FL 34997

Existing Zoning: A-1A (Agricultural) (Covenants Dated 09/27/95 and 02/29/00 To RE-2A)

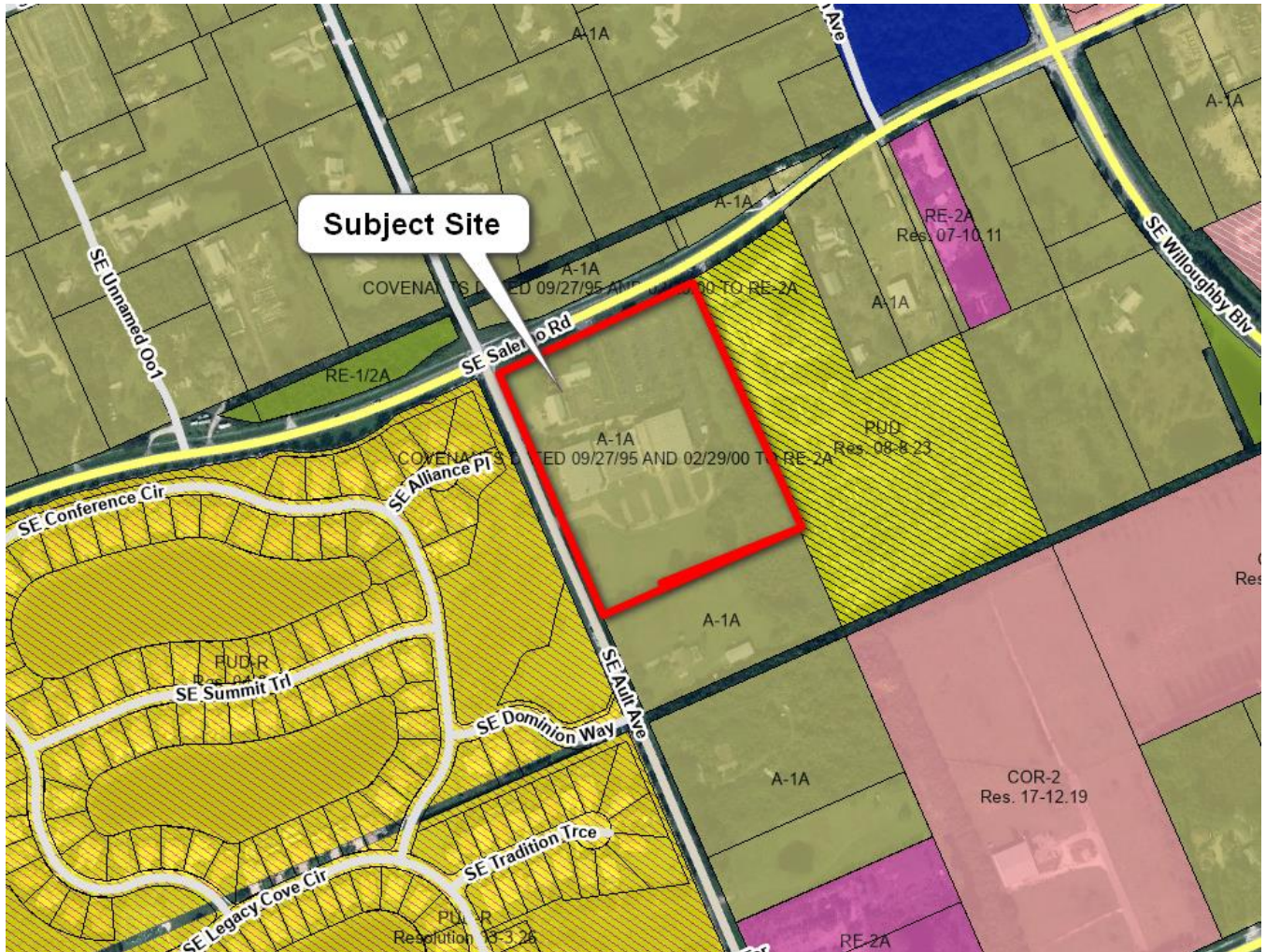
Future Land use: Rural Density

Gross area of site: 11.20 acres

**Figure I:
Location Map**

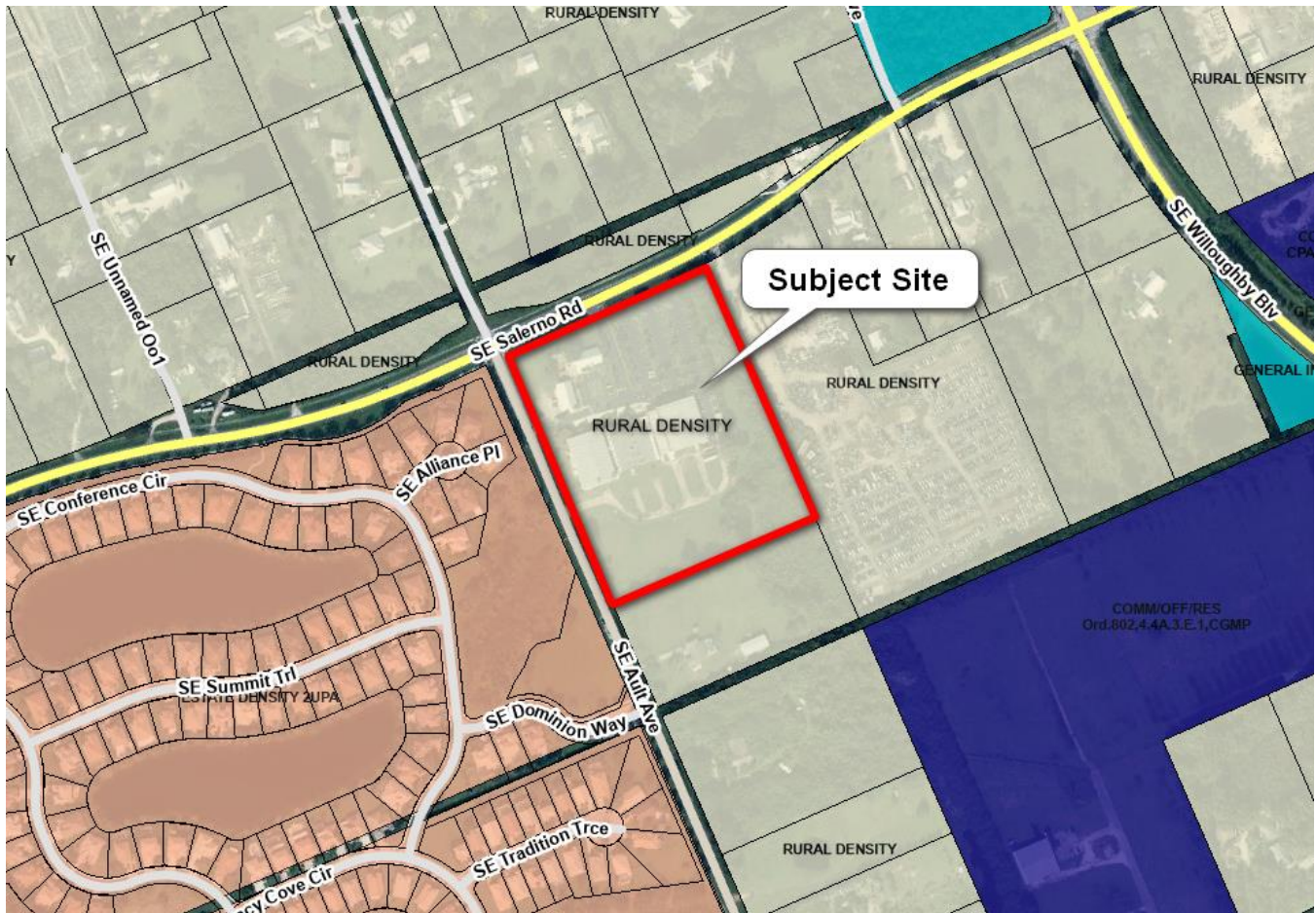


**Figure II:
Zoning Map**



Property to the East:	PUD (Res. 08.8.23)
Property to the North:	A-1A
Property to the West:	PUD-R (Res. 04-6.17)
Property to the South:	A-1A

**Figure III:
Future Land Use Map**



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

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:

1. The approval of the project is contingent on a mandatory rezoning to RE-2A, an application has been submitted (G060-005).

Item #1:

Site Plan Data

1. Total acreage in the Project narrative indicates 10.97 vs. 12.94 acres on the site plan data.
2. Please remove "Proposed" from the Site Data use as Place of Worship is existing.
3. Confirm the total site area and building square footage are correct.
4. Update Open Space data based on the Environmental comments, see Section J of this report.
5. Please exclude the area north of Salerno from the site plan as this portion was not part of the developed area and not in the previously approved site plan. Remove the data line that includes this acreage and maintain the same acreage as in the previous site plan.
6. Please update the "zoning" data line to reflect the proposed zoning that will be in place when the site plan is approved due to the upcoming rezoning.
7. Update all "required" data lines based on proposed RE-2A.
8. Please include maximum height and proposed height (building heights were included on previously approved site plan)
9. Add include "Required Open Space" data line based on RE-2A zoning requirement.

Item #2:

Site Plan Graphics

1. Please review the comments in Section J (Environmental) regarding the conservation easement/wetland and apply as necessary to the site plan and data.
2. Please include the dimensions of the proposed carport driveway on the site plan.
3. Please include a dimension from the north and rear property line to proposed canopy to assist with future permitting.
4. Make sure all the 5' access aisles are striped; one ADA space does not meet requirements for striped accessible area.
5. There are only 8 parking spaces on the grass parking area by the proposed asphalt drive entrance (10 marked), please rectify graphics and/or parking date.
6. There are 66 spaces in the proposed parking addition vs 65 stated, please rectify.
7. Please Remove parcel north of Salerno from boundaries of plan.
8. Please include the label from the architectural floor plan, "new sitting room," on the site plan, as this label/area expands the building footprint.

Item #3:

Plan Consistency

1. Make sure the information on the site plan is consistent with all the documents provided as part of the application.

Item #4:

General

1. Total acreage in the Project narrative indicates 10.97 vs. 12.94 acres on the site plan data.
2. Total building coverage in the narrative indicates 61,000 sq.ft. vs. 54,336 sq.ft on the site plan.
3. Please rename page 2 of the construction plans Horizontal Control Plan.
4. The deed for part of tract 5 does not appear to be included.
5. Please see recommendation from Fire Rescue department in Section P of this report.

Additional Information:

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)

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

Community Redevelopment

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

Commercial Design

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

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

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

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

Environmental

Unresolved Issues:

Item#1: PAMP

The South Florida Water Management District (SFWMD) has authority over claiming jurisdictional wetlands within the state. Documents show the district has officially reclassified the previously claimed jurisdictional wetland on this site to a surface water. County regulations require protection of wetlands under a Preserve Area Management Plan (PAMP) but since the wetland has been reclassified, a PAMP is no longer required.

In accordance with Section 4.36.C, Land Development Regulations, please provide a written request to remove the PAMP explaining the reason by providing a timeline or history of what has occurred in relation to this previous wetland area. The PAMP removal will be processed with this minor site plan revision. See code section below.

Section 4.36.C. Alteration of preserve areas. There shall not be any alteration of the size, shape or design of a previously approved preserve area without approval by the Board of County Commissioners. An applicant shall make a written request for alteration of a preserve area including the reason for the request and the extent of the alteration. The Growth Management Department Director shall make a recommendation to the BCC regarding the need for the change and the restoration or enhancement necessary to compensate for the alteration. Amendments to a PAMP or alteration of a preserve area must meet all of the requirements of the original PAMP.

Landscaping

Unresolved Issues:

Item #1:

Standard Application Requirements

The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR.

Remedy/Suggestion/Clarification:

Please include a scale and show the location of the preserve area that is included on the approved site plan, if applicable.

Item #2:

Landscape Tabular Data

Landscape plans shall include a table which lists the number of trees and tree clusters to be protected within the development area and within perimeter areas, and square footage of revised vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and any associated bufferyard requirements.

d. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.

Remedy/Suggestion/Clarification:

- 1) The trees and shrubs proposed do not meet the 75% native requirement. Considering that the existing parking area appears to contain a considerable quantity of Washingtonian palms, this proposed parking area should be planted with 100% native shade trees, shrub species and groundcovers.
- 2) Gardenia do not qualify as trees, reclassify to be shrubs.

Item #3:

General Landscape Design Standards

Please add the following notes on the provided plans:

- a. "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
- b. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
- c. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
- d. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
 - a. Planting material approved as part of the landscape plan.
 - b. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.

Item #4:

Perimeter VUA Requirements-Non-Res Sites

Perimeter shrub requirements around vehicular use areas. Shrubs with 15 to 23 inches of spread shall be planted on three-foot centers; shrubs with greater than 23 inches of spread shall be planted on five-

foot centers. In no event shall spacing exceed five feet on center, nor shall plants be closer than two feet to the edge of any pavement.

Remedy/Suggestion/Clarification:

- 1) Please provide 100% native shrubs along the perimeter of the VUA area.
- 2) There are 8 grass parking spaces shown adjacent to the driveway off SE Ault Ave. The landscape plan indicates the planting of Live Oaks between this driveway and the retention area. Verify that conditions will be sufficient and appropriate for all three uses.
- 3) There is an additional gravel parking lot that had been a playground area on the previous approved site plan. Please provide perimeter shade trees and a hedge around this parking lot.

Item #5:

Interior VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR].

*1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper **shade** trees together with other landscape material shall be planted within each such planting area.*

2. Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.

3. Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.

5. At least one tree shall be required per island with the remainder of the island landscaped with grass, ground cover, mulch, shrubs, or other treatment excluding pavement or sand.

6. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]

7. Divider medians, and Interior or Terminal islands shall not be used as stormwater management or conveyance facilities.

Remedy/Suggestion/Clarification:

- 1) Foxtail palms are not shade trees. Change the interior trees proposed to be native shade trees.
- 2) The stormwater conveyance system is not consistent between the landscape plans and construction plans. Remove the stormwater piping currently proposed within the parking medians. Review these medians for potential to include bioretention or bioswales for stormwater management.

Item #6:

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. The following information shall be provided for trees in the developed area:

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.

Remedy/Suggestion/Clarification:

Provide a tree survey that identifies existing native trees within the proposed stormwater expansion area. Review species, size, and disposition of these trees. Evaluate ability to preserve any protected native species.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32 (2009)]

L. Determination of compliance with county surveyor - Engineering Department

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

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

Engineering

Division 9: Stormwater Management

1. Revise the stormwater management report to include the design certification language per LDR Section 4.384.A.2.
2. The land use summary table provided in the Stormwater Management Report is inconsistent with the Final Site Plan. For example, the buildings are shown as 1.11-acres in the report, but 1.25-feet on the Final Site Plan. Revise for consistency.
3. Revise plans to include existing control structure being relied upon. It may be helpful to revise Sheet 7 of the plans to include the full extent of the development.

4. The rainfall intensity utilized in the Cascade modeling appears to be inconsistent with the SFWMD ERP Applicant's Handbook. Provide supporting documentation. Links to the digital maps are available upon request.
5. Provide a discussion and table in the narrative of the stormwater report demonstrating that the proposed discharge rate is consistent with or below the previously permitted discharge rate.
6. Demonstrate that the 3-inches of water quality treatment requirement is met. The calculations provided were for 1-inch and 2.5-inches. (4.385.F.4)
7. Revise the stormwater management report to document at what elevation the perimeter berm is met.
8. Provide a recovery analysis that demonstrates that half of the water quality treatment volume recovers between 24 hours and five days and 90 percent of 25-year 72-hour day runoff volume recovers in 12 days (4.385.F.4)
9. The proposed mitered end sections have an invert of 15.3-feet NAVD88, but the bottom of the detention area is 17.00-feet NAVD88. Additionally, one of the existing mitered end sections within the development area does not include an invert. Revise accordingly.
10. Provide additional grading information at Mitered End No.1. It is unclear if this is intended to capture stormwater runoff.
11. Clearly demonstrate the elevation and location of the perimeter berm on the plan view of the Construction Plans.
12. Provide cross sections demonstrating how the proposed detention expansion/modification ties into existing perimeter grades.
13. Demonstrate that the control structure includes erosion and sedimentation control measures (such as a baffle) (LDR Section 1.4.B.2.f.(3))

Division 14: Parking and Loading

14. Asphalt within the right-of-way must meet Martin County pavement specifications for a minor collector. [Martin County Standard Detail R-10].
15. Provide a lighting plan or documentation that lighting is not proposed. (LDR Section 4.627.C.3)
16. Provide signage, and pavement marking plan. Plan should include a stop sign and stop bar at connection to SE Ault Avenue. Striping within the right-of-way must be thermoplastic. (LDR Section 4.843.H and Detail Series R 140, R-150, R-160, R-170, R-180, and R-190)
17. Provide accessible spaces (including required signage and pavement markings) at proposed parking expansion if an accessible entrance exists on this side of the buildings.
18. Provide proposed sidewalk slopes demonstrating a 5% running slope and 2% cross slope are not exceeded [LDR Section 4.843.G].
19. All pedestrian walkways shall be 6-feet in width. One of the proposed sidewalks does not meet this minimum. (LDR Section 4.843.G, Detail R-41, and Detail Series R-120)

Division 19: Roadway Design

20. Dimension throat length, throat width, and return radius at proposed entrance. (Table 4.19.8 and Table 4.19.9).
21. Demonstrate that the existing roadside drainage is not blocked with the proposed driveway

connection.

22. Informational: A Right-of-way Use Permit is required prior to scheduling pre-construction meeting.

Signed and Sealed Construction Plan and Surveys

23. Provide an original signed and sealed topographic and boundary survey with a field date within 180 days. The survey provided includes a field date of November 8, 2022 (note 3 in the Surveyor's Notes). Additionally, the survey provided did not include an original signature and seal.
24. Provide additional topographic details for the north-east detention area demonstrating that the required dimensions/depth are met. Additionally, provide as-built information for the existing control structure being relied upon.
25. Revise the topographic survey to provide for a relative vertical accuracy of no more than 0.25-feet.
26. Revise survey to include applicable Flood Zone (LDR Sections 4.426.A.(1) and 4.431.B)
27. Revise survey to include two benchmarks, referenced to NAVD88 (LDR Sections 4.426.A.(2))

Development Order:

1. The developer/owner shall pay hauling fees to Martin County for any fill excavated from the site in connection with the construction appearing on the approved Final Site Plan and approved Construction Plans and hauled offsite. 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:

The AutoCAD dwg file of the site plan was received and 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

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

Wellfield Protection

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

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

Fire Rescue

Finding of Compliance

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

Consider carport opening to be a minimum of 13' 6" for ambulance access.

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

1. Provide accessible spaces (including required signage and pavement markings) at proposed parking expansion if an accessible entrance exists on this side of the buildings.
2. Provide proposed sidewalk slopes demonstrating a 5% running slope and 2% cross slope are not exceeded. [LDR Section 4.843.G]

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.

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32 (2009)]

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 – In Place

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings –In Place

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

Source - Engineering Services Department

Reference - see Section M of this staff report

Community Park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

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.

Item	Description	Requirement
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.	Unity of Title	Original executed version of the Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	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.	Hauling Fee	Hauling is permitted. The Owner is authorized to haul approximately 950 cubic yards of the material from the site. In exchange for this authorization, the Owner is required to pay \$199.50, as set forth in the Development Review Fee Schedule, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
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 with the issuance of the post approval requirements letter. 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:	\$3,850.00	\$3,850.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00
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/Owners: The Grace Place, Inc.
 1550 SE Salerno Road
 Stuart, FL 34997

Agent/Engineer of Record: C. Calvert Montgomery & Associates, Inc.
 P.O. Box92
 Stuart, FL 34995
 scott@ccmaengineers.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