



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW FINAL STAFF REPORT

A. Application Information

INDIAN RIVER PLANTATION PUD 19TH AMENDMENT Revised Master Site Plan & Revised Phase 3 Final Site Plan

Major Development Application (Project I007-005)

Property Owner:	Mensa II Ocean Hotel LLC
Applicant:	Mensa II Ocean Hotel LLC
Agent for the Applicant:	HJA Design Studio LLC
County Project Coordinator:	Allison Rozek, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	I007-005
Record Number:	DEV2022060023
File Name:	2022_1229_I007-005_Staff_Report_Final
Dev Review Application Received:	08/08/2022
Transmitted:	09/22/2022
Staff Report:	12/29/2022

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B. Project Description

This is a request by HJA Design Studio LLC, on behalf of the Mensa II Ocean Hotel LLC, for approval of the Indian River Plantation PUD 19th Amendment, including a Revised Master Site Plan and Revised Phase 3 Final Site Plan, to renovate commercial area within the existing Hutchinson Island Marriott Beach Resort & Marina and remove property owned by other entities from the master site boundary. The master site is located on approximately 177.5 acres at the intersection of NE Ocean Blvd and MacArthur Boulevard on Hutchinson Island, in Martin County and is located inside the Urban Service District. Included with the development application are requests for **Certificate of Public Facilities Exception** (Revised Master Site Plan) & **Certificate of Public Facilities Reservation** (Revised Phase 3 Final Site Plan).

The Major Changes to the PUD Zoning Agreement:

- Change in use of 2 existing buildings (from bank/office to commercial) to become an ancillary use

- to the hotel including a guest food market and arcade, with limited dining
- Removal of the property owned by Martin County (fire station/sewage treatment area) from the master site boundary
- Revision to the Development Completion Timetable

C. Reviewing Agency Findings

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	Comprehensive Plan	Allison Rozek	288-5931	Non-Comply
G	Dev. Review/Site Design	Allison Rozek	288-5931	Non-Comply
H	Commercial Design	Allison Rozek	288-5931	Non-Comply
H	Community Redevelopment	Allison Rozek	288-5931	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	Comply
Q	ADA	Michelle Cullum	288-5512	Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Brian Allen	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	On-Going
T	Adequate Public Facilities	Allison Rozek	288-5931	Positive Evaluation

D. Action Required for Approval

This application is to review an existing development being redeveloped by means of a PUD Amendment. As such, this proposal meets the threshold requirements to be classified as **MAJOR** development requiring approval from the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Public hearings are required for both.

E. Site Location and Information

PUD Master Site

Future Land Use	Medium Density
Current Zoning:	PUD-R
Updated/Amended Zoning:	PUD
Gross Area of the PUD Master Site:	177.5 acres
Residential Density:	6.8 units/acre
Site Address/Location:	Atlantic Ocean to the east, NE Ocean Blvd to the north, NE MacArthur Blvd. to the south

Phase 3 Commercial Site

Future Land Use	Medium Density
Current Zoning:	PUD-R
Updated/Amended Zoning:	PUD
Gross Area of the Revised Phase 3 Final Site:	1.17 acres; 50,803 sq ft.
Site Address/Location:	Intersection of NE Ocean Boulevard and MacArthur Boulevard, on Hutchison Island in Martin County

Figure 1: Arial Map

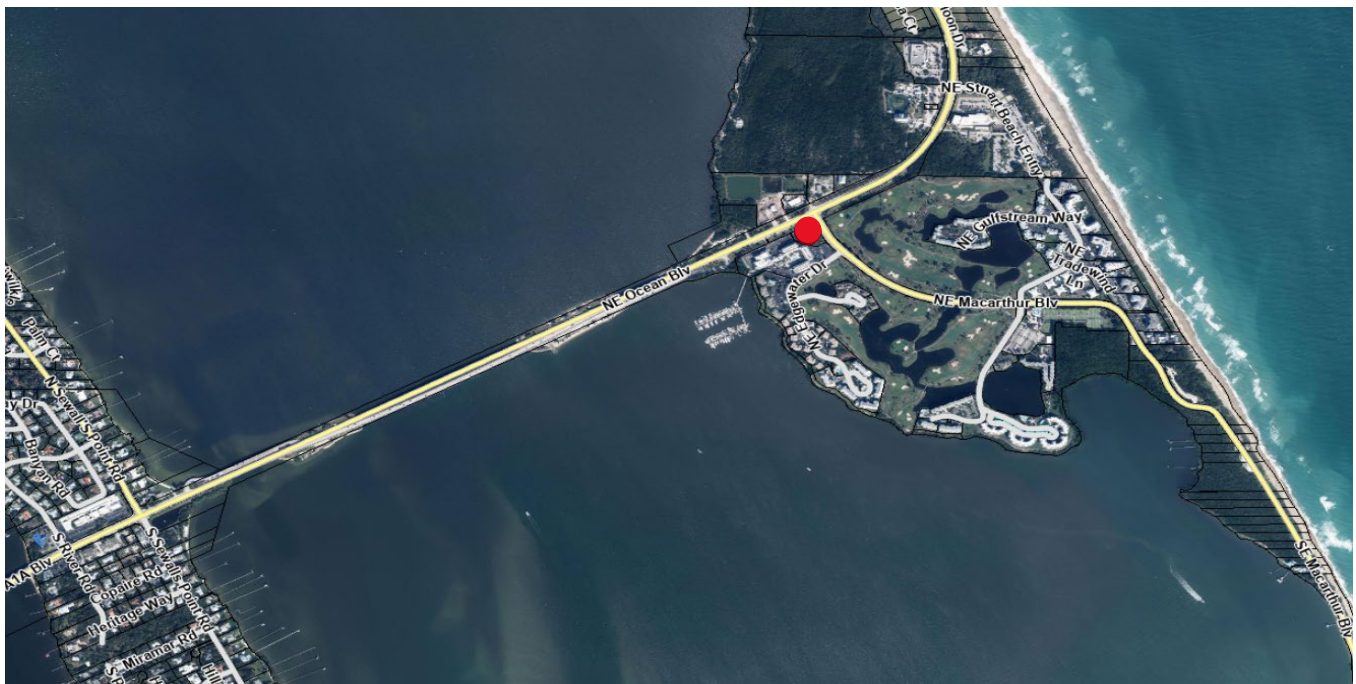


Figure 2: Land Use

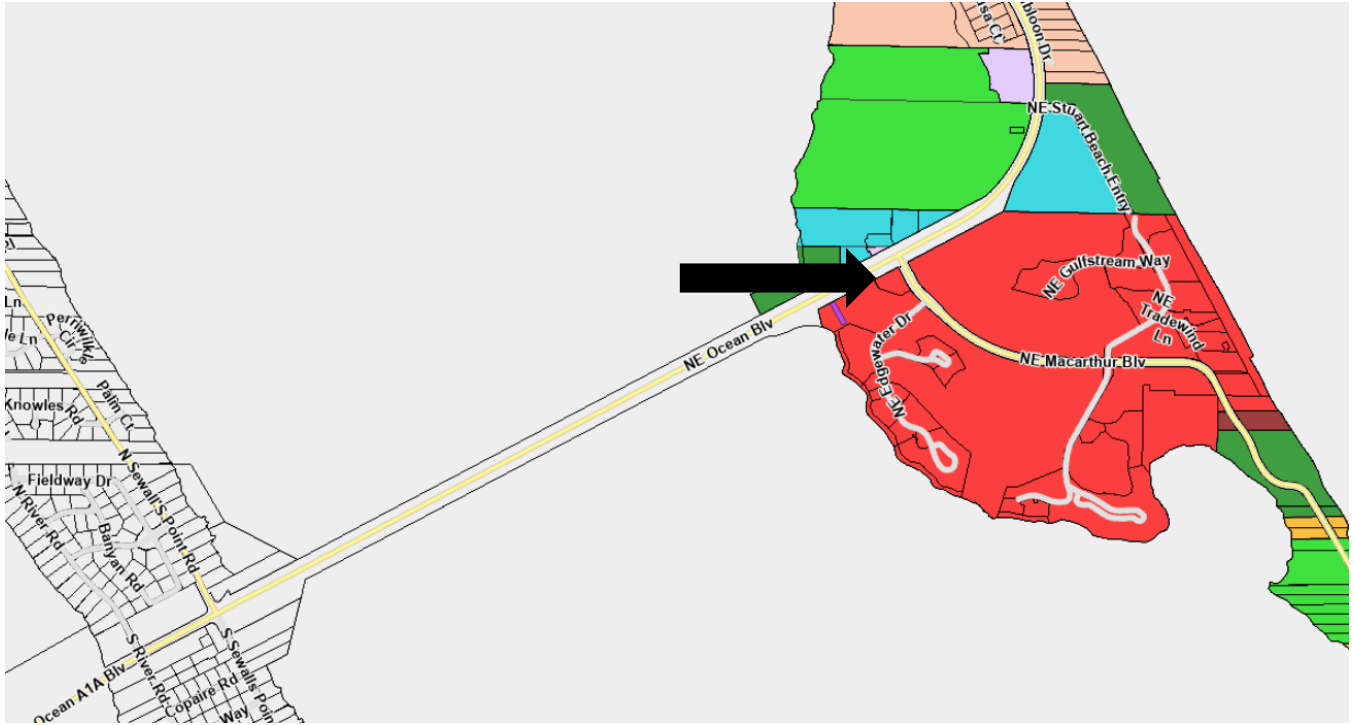


Figure 3: Zoning Map



F. Compliance with Comprehensive Plan Requirements - Growth Management

Unresolved Issues

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, 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 of Ordinances.

Staff has reviewed this application and identified one or more unresolved issues; therefore, the proposed development **does not yet comply** with the Martin County Comprehensive Plan.

The applicant is **required to re-submit materials** to resolve the issue(s) and bring the project into full compliance with Martin County regulations.

Re-submitted materials will be transmitted to the various county departments for another round of review. Upon review completion, a revised staff report will be sent to the applicant and a meeting will be scheduled.

Once all unresolved issues have been satisfactorily resolved, the Department of Growth Management will issue a *Finding of Compliance*.

G. Compliance with Development Review, Land Use, Zoning, and Site Design Requirements – Growth Management

Unresolved Issues

Item #1: Property Interest Documentation

- As discussed on our 12/19/22 phone conversation, update any submitted application documents that pertain to ownership to reflect that the owner *and the applicant* are Mensa II Ocean Hotel LLC. Remove any reference to Brookfield Property as the applicant.
- Provide an updated Disclosure of Interest Affidavit signed by the owner or his/her legal representative, as listed on the entity's incorporation documents. Ensure all owner representative's that will be signing or submitting documents are listed on both the Affidavit and the Development Review Application.
- Add Amy Lancaster to the property owner section of the application as an authorized, legal representative of the owner.

Item #3: Development Review Application Documents

- Update submitted documents to reflect the project's title as, "**Indian River Plantation PUD 19th Amendment including Revised Master Site Plan and Revised Phase 3 Final Site Plan.**"
- Submit a signed Permission to Duplicate Copyright Material for each development team

member that process may submit plans or renderings that contain copyrighted material.

- Provide an additional public facilities certification request to cover the Revised Phase 3 Final Site Plan. Request is for a **Public Facilities Reservation**.
- Revise the Statement of Public Benefits to read, “As a substantially completed Development of Regional Impact (DRI), public benefits have previously been negotiated and achieved.” If Exhibit F: Special Conditions and Public Benefits is included in the PUD Zoning Agreement 19th Amendment, include this statement in this exhibit.

Item #4: PUD Agreement 19th Amendment

- Simultaneously with this PUD Amendment, the County will bring forward a zoning amendment for the county property being removed from the PUD.
- Replace any reference to the title of this PUD Zoning Agreement Amendment to read, **Indian River Plantation PUD 19th Amendment**.
- Exhibit A Legal Descriptions. Warrantee deed legal descriptions include only those properties owned by Mensa II Ocean Hotel LLC, whereas the legal description for a PUD/Master Site Plan include all properties within the PUD Zoning boundary, regardless of ownership.
 - Provide a legal description for the PUD Amendment #19 which includes the current PUD legal description as last adopted/amended and adds the words, **Less and Excluding the Martin County Parcel described in PUD Legal Description, Exhibit X**. Attach the approved legal description for the Martin County site.
- Label the Exhibits to the PUD Agreement as follows:
 - Exhibit A: Legal Description - PUD 19th Amendment
 - Exhibit B: Ownership Certification
 - Exhibit C: Unity of Title
 - Exhibit D: Revised Master Site Plan (19th Amendment)
 - Exhibit E: Revised Development Completion Timetable - PUD 19th Amendment
 - Exhibit F: Special Conditions
- See Section T of this staff report for comments pertaining to Exhibit E: Revised Development Completion Timeline.
- Page 3, change part of the title of the Certificate of Public Facilities Reservation from Phase IV to **Phase 3**.
- Page 4, delete Doug Smith from the signature line and leave, **Chairman**.
- Page 4, delete the entire signature block for the County Attorney and Replace with, **Elysse A. Elder, Deputy County Attorney**.

Item #5: Revised Master Site Plan

- Revise the master and final site plans (as well as a PUD legal descriptions) providing sufficient boundary annotations. Illustrate all property within the current PUD boundary and outline the new boundary (as proposed in the 19th Amendment).
- Add site dimensions to the parcels being removed from the PUD/Master site boundary.
- Under the heading Commercial and Non-Residential Areas, remove the crossed-out text.
- Label the location and area size of the property owned by Martin County, Phase 10 Area, and Commercial Site. Change the label for the fire station parcel to **Martin County Property** and correct the boundary delineation to illustrate property owned by Martin County that is being removed from the Master Site Plan boundary.

Item #6: Revised Master Site Plan - Data Table

- Add a General Site Data Table identifying the Future Land Use, Zoning (PUD), total size/acres (prior to 19th Amendment and after 19th Amendment).
- Correct the Data Table by removing the column titled, Projected Residential Units and updating to read, **Number of Units Constructed**. Include the names and count of ALL units built to date, within the original boundary of the PUD/Master Site Plan including those approved for Turtle Nest, South Ocean, Club Units, Resort Villas #1, and Resort Villas #3, if applicable.
- If there are units that have been approved but not yet built, create a footnote identifying the total number of units projected.
- Correct the unit total for Bayview and Triangle to reflect the most recent approvals for unit totals (Bayview is 144 rather than 140 as listed, and Triangle is 56 rather than 61, as listed).
- For consistency, update the Data Table as follows:
 - Correct Inwood Village to read, **Inlet Village**
 - Change Oceanfront to read, **Oceanfront/formerly Sandpiper**
 - Change Bayview to read, **Bayview/formerly Bakers Point**
- Split Phase VII Riverwood/Riverbend into 2 separate rows: **Riverwood (60 units)** and **Riverbend (91 units)**.
- Update the total residential units authorized to be constructed to read, **1199** (per the 18th Amendment).

- Re-create the Revision Table at the bottom of the Master Site Plan with each proposed revision listed on a separate row. Title each row as follows:
 - Removal of property owned by Martin County (fire station area and sewage treatment plant) Add site acreage.
 - Change of Land Use for the Phase 3 Site from Bank/Office to **Commercial** (1.17 acres).

Item #7: Revised Final Site Plan

- Add distance between each arterial road and the closest point of each building.
- Add distance and bearings of the site boundary and dimensions for all components of the site (ex: dining terrace, ADA ramp, sidewalks, parking spaces, etc.).
- Add dimensions for the Ex. Equipment area and detail the use of the equipment as well as the methods and materials for screening.

Item #8: Revised Final Site Plan - Data Table

- Retitle “Phase 3 Minor Final Site Plan” to **Revised Phase 3 Final Site Plan** on site plan(s) and all submitted documents.
- Confirm the parcel control number(s) listed in the General Site Data section are correct.
- Change zoning from, PUD General Commercial to **PUD**. Replace all references of PUD Residential with **PUD**.
- Delete the Open Space section, this is not applicable to a final under the PUD/DRI.
- Show all parking requirements in one data table retitled to **Parking and Alternative Modes of Transportation**. Under the heading add the number of hotel parking spaces, # of parking spaces adjacent to this commercial use, the # of ADA spaces, and # of bike parking spaces and the following statement, “the commercial uses are ancillary to the hotel; therefore, parking requirements have been met by the existing hotel parking.” Ensure parking is labeled **Accessible**, rather than Handicap.
- Label the required bicycle rack(s) and bench(s) and provide a detail box identifying their dimensions and materials.

H. Compliance with Commercial Design and Community Redevelopment Requirements – Growth Management and Community Development

Unresolved Issues

Item #1: Floor Plans

- Remove references to Brookfield Properties as the owner of the property/project.
- Add the dimensions and square footage of the outdoor seating and drive thru areas.

Item #2: Building Elevations

- Identify the distance between the arterial roads and the closest point of each building facade.
- Label each façade as either primary or secondary with primary designation for facades that are visible from a public street and/or provide a customer entrance to a commercial use.
- Add dimensions (length and width) to all building elevations including all wall planes and pedestrian arcades to demonstrate compliance with façade relief standards.
- Add maximum allowed building heights, defined as the lowest permissible elevation above the existing grade, and the proposed height for each building.
- Provide roof dimensions in relation to the length of façade and provide detail on the type of roof shingles. Or describe existing material.
- For primary facades on the ground floor, label the decorative light fixtures, pedestrian arcades, clock towers, artwork, and/or other architectural details integrated into the building design ensuring at least 4 design features are along at least 50% of the façade(s).
- Provide detail on the window design including sills, stucco relief, awnings, or other framing.
- Identify the materials and spacing of vegetative or structural shading elements along each pedestrian way.
- Identify the exterior finish and colors of every building façade.
- Provide a detail box on the screening for any mechanical equipment located on a roof.
- If unique site features prohibit compliance with a design requirement, or if a more innovative design is being utilized, submit a letter requesting alternative compliance which identifies the reason for not meeting the requirement, the alternative method of compliance, and the public benefits realized.

I. Compliance with Property Management Requirements - Engineering

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

No dedication of additional right of way is required or proposed by the Applicant.

J. Compliance with Environmental and Landscaping Requirements - Growth Management

Finding of Compliance – Environmental

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

There are no environmental resources within this existing and developed area of Indian River Plantation.

Unresolved Issues – Landscaping

Item #1: Landscaping

An existing tree survey was submitted; however, a Landscaping Plan was not. The renovation will require landscaping enhancement to bring the development into compliance with the Landscape Code. To demonstrate compliance:

- Submit a Landscape Plan that identifies the status and condition of existing landscape material and any proposed enhancement.
- Identify areas for perimeter vehicular use and interior vehicular use areas and the propose screening methods.

K. Compliance with Transportation Requirements - Engineering

Finding of Compliance

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Staff reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated June 2022. Maximum impact was assumed to be a decrease in directional trips during the PM peak hour compared to the existing use.

This application 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. Compliance with County Surveyor - Engineering

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

M. Compliance with Engineering, Storm Water, and Flood Management Requirements - Engineering

Unresolved Issues

Item #1: Off Street Parking

- Update the Data Table on the Final Site Plan to indicate the correct dimension of the parking stalls (25 is stated, however it appears that only 24 is shown).
- Provide off-street loading spaces in accordance with LDR Section 4.626.B
- Design queuing for the drive-thru facility in accordance with LDR Section 4.627. Include dimensions and delineations, as appropriate.
- Provide a sidewalk to connect the development to the perimeter sidewalk including elevations to demonstrate that a 5% running slope and a 2% cross slope are not exceeded. Review and include Martin County Public Works standard details for crosswalks, sidewalks, and detectable warning standards.

Item #2: Stormwater Management Report

- Change the stormwater management depictions of proposed change in impervious area to be consistent with those shown correctly on the Final Site Plan.

Item #3: Stormwater Construction Plans

- Modify the construction specifications to reference consistency with Martin County requirements, not City of Stuart.
- Provide a note on erosion control plans stating, “Contractor must use site stabilization methods, such as, but not limited to, seeding, wetting, and mulching which minimize airborne dust and particulate emissions generated by construction activity. Such methods shall be completed progressively and actively maintained as vegetation removal occurs

within a given area of a site. At the pre-construction meeting, the contractor shall inform the county which vegetation removal methods will be conducted and the plan to minimize airborne dust and particulate emissions.”

- Include a note stating, “stabilization (seed or sod) of the disturbed areas must be completed within 30 days of vegetation removal” and provide the method of stabilization. [Martin County, FL, LDR 4.347 (2022)].
- Include the changes proposed herein on the Master Site Plan as well, ensuring dimensions of existing property lines and right of way are illustrated.

****Post approval submittal requirements for engineering are identified in Section U of this report****

N. Compliance with Addressing and Electronic File Submittal Requirements – Growth Management and Information Technology

Findings of Compliance - Addressing

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Finding of Compliance - Electronic Submission

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

O. Compliance with Utilities, Water, Wastewater, Wellfield and Groundwater Protection Requirements - Utilities

Finding of Compliance - Water and Wastewater

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Findings of Not Applicable (N/A) - Wellfield and Groundwater Protection

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

P. Compliance with Fire Prevention and Emergency Management Requirements – Fire Rescue

Finding of Compliance - Fire Prevention

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Finding of Compliance - Emergency Preparedness

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Q. Compliance with Americans with Disability Act (ADA) Requirements - General Services

Finding of Compliance

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

R. Compliance with Martin County Health Department and Martin County School Board

Finding of Not Applicable (N/A) - Martin County Health Department

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

Finding of Not Applicable (N/A) - Martin County School District

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

S. Compliance with Legal Requirements - County Attorney's Office

Review On-Going

T. Determination of Adequate Public Facilities and Timetable Requirements – Growth Management

Unresolved Issues - Positive Evaluation of Public Facilities

A Certificate of Public Facilities Reservation is required with any final development order. Before issuance can occur, the applicant must fulfill the standards of each public facility component listed below.

An overall Positive Evaluation of Public Facilities indicates all public facilities relevant to the project are In-Place (can accommodate the development while maintaining acceptable levels of service), Under Construction, or Planned to be provided (at or before the time of anticipated impact), to ensure acceptable levels of service are maintained.

Based on the department findings below, it has been determined that adequate public facilities are either available, programmed or planned to serve the development at the time of anticipated impact of development on public facilities and a **Positive Evaluation of Adequate Public Facilities is granted.**

Potable Water Facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County Utilities

Finding: In-Place

Reference: Section O of this staff report

Sanitary Sewer Facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County Utilities

Finding: In-Place

Reference: Section O of this staff report

Solid Waste/Garbage Facilities (Section 5.32.D.3.c, LDR)

Service provider: Martin County Utilities

Finding: In-Place

Reference: Section O of this staff report

Stormwater Management Facilities (Section 5.32.D.3.d, LDR)

Service provider: Martin County Utilities

Finding: In-Place

Reference: Section M of this staff report

Community Park Facilities (Section 5.32.D.3.e, LDR)

Service Provider: Martin County Public Works

Finding: In-Place

Reference: Section J of this staff report.

Roads Facilities (Section 5.32.D.3.f, LDR)

Service Provider: Martin County Public Works

Finding: In-Place

Reference: Section K of this staff report

Mass Transit Facilities (Section 5.32.D.3.g, LDR)

Service Provider: Martin County Public Works

Finding: In-Place

Reference: Section K of this staff report

Public Safety Facilities (Section 5.32.D.3.h, LDR)

Service Provider: Martin County Sheriff and Fire Departments

Finding: In-Place
 Reference: Section P of this staff report

Public School Facilities (Section 5.32.D.3.i, LDR)

Service Provider: Martin County School District
 Finding: In-Place
 Reference: Section R of this staff report

The positive evaluation of adequate public facilities is provided for informational purposes only and provides no assurance or guarantee that sufficient facility capacity will be available to accommodate a proposed development. If the subject property is to be developed in discrete geographical phases, the approval of a final development order for one phase grants or implies no right to the approval of a final development order for any other discrete phase.

Unresolved Issues – Development Completion Timetable

This proposal contains a request for a Certificate for Public Reservation, associated with the Revised Phase 3 Final Site Plan. A timetable for completion consistent with the valid duration of the development must be included in the request for, and issuance of, a Certificate of Public Facilities Reservation. The construction subject to the reservation must be completed within the timetable associated with the development’s classification, as outlined in the table below.

- Update the listing of residential units in Exhibit E Revised Development Completion Timetable to reflect the number of residential units and sq footage of commercial development constructed to-date, including unit counts for all past development located on property within the original PUD/Master Site Plan boundary. Add a footnote stating total units were not to exceed 1199 units (per the PUD 18th Amendment).
- Include in Exhibit E the following required completion requirements, or propose new language if deemed necessary, for development completion within the PUD.

Site Plan	Revised Development Completion Requirements
Master Site Plan	All Final Site Plans must be approved within 5 years of approval of Revised Master Site Plan. Certificates of occupancy for all development on sites within the master plan boundary must be obtained within 10 years of the Final (or Revised Final) Site Plan approval.
Final Site Plans for any parcel/lot located within the Master Site Plan boundary.	Permits must be received within 6 months of approval of the Final (or Revised Final) Site Plan approval. Construction of all site improvements must commence within 1 year of Final (or Revised Final) Site Plan approval. Construction of all site improvements must be completed within 2 years of Final (or Revised Final) Site Plan approval.

U. Post Approval Submittal Requirements

Approval of the development order is conditioned upon submittal of all required documents and unpaid fees to the Growth Management Department within 60 days of the final action granting project approval.

You will receive a letter transmitting a list of post approval items that need to be submitted. The list will include the documents and fee amounts specific to the approved development order.

All documents shall be submitted in a single paper copy packet and arranged in the order listed below, AND in pdf format saved to a flash drive. Large format plans (24" x 36") must be rolled, not folded, and submitted digitally on a flash drive in the original .dwg/CAD format.

Post Approval Submittal Requirements

- Post Approval Submittal List.** One 8" X 11" copy of the list you receive from Growth Management, along with any comments provided to explain document exclusions or adjustments included in your submittal, if applicable.
- Post Approval Fees including Recording Costs.** Growth Management Department will calculate and inform you of the recording costs. Checks are made payable to the Martin County Board of County Commissioners within 60 days from the date of the development order. A 60-day extension may be granted.
- Digital Application.** One digital pdf copy of the submitted and approved Development Application, without bookmarks, including all exhibits and attachment.
- Warranty Deed and Unity of Title.** One 8" x 11" copy of the recorded warranty deed if a title transfer has occurred since approval of the PUD Agreement with Master Site Plan or Final Site Plan. If a title transfer has not occurred, provide one 8" x 11" original certified letter stating that no transfer has occurred.
- Engineer Certification.** One 8" x 11" 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.
- Property Dedications.** Two 8.5" x 11" copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County's currently proposed.
- Water and Wastewater Agreement.** One 8.5" x 11" original and one 8.5" x 11" copy -OR- two 8.5" x 11" copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilizes, as well as one 8.5" x 11" copy of the payment receipt for Capital Facility Charge (CFC), including the recording fees.
- Executed PUD Zoning Agreement and/or Amendment.** One 8.5" x 11" original of the executed PUD Zoning Agreement and/or Amendment, including all exhibits.
- Phasing Plan.** One 8.5" x 11" copy of the phasing plan, if applicable.

- **Site Plans.** One 24" x 36" rolled, paper copy of each approved site plan **-AND-** one digital copy of each approved site plan, saved on a flash drive in AutoCAD (.dwg) format. Ensure the site plan includes a footnote identifying each alternative compliance measure that has been granted.
- **Landscape Plan.** One 24" x 36" rolled, paper copy of the approved Landscape Plan, signed and sealed by a landscape architect licensed in the State of Florida.
- **Building Elevations and Floor Plans.** One 24" x 36" rolled, paper copy of the approved Building Elevations and Floor Plans, saved on a flash drive in AutoCad (.dwg) format.
- **Construction Plans and Schedule.** Two 24" x 36" rolled, paper copies of approved construction plan(s) with the anticipated schedule for construction start and completion **-AND-** one digital copy of the approved construction plan(s), saved on a flash drive in AutoCAD (.dwg) format.
- **Cost Estimate.** Two 8.5" X 11" originals of the Cost Estimate Worksheets, signed and sealed by the Engineer of Record licensed in the State of Florida. Worksheet is provided on the Martin County website.
- **USB/Flash Drive.** One blank USB flash/thumb drive, which will later be used to provide the applicant with the approved signed and stamped plans.

V. Local, State, and Federal Permits

Approved Development Order(s) are conditioned upon the applicant submitting approved permits for all applicable Local, State, and Federal Permits to Martin County, prior to scheduling the pre-construction meeting.

W. Fees and Recording Costs

Fees for this application are calculated as follows:

<u>Fee type:</u>	<u>Fee amount:</u>	<u>Fee payment:</u>	<u>Balance:</u>
Application	\$13,800	\$13,800	\$0
Advertising*	TBD	TBD	TBD
Recording*	TBD	TBD	TBD
Inspection	\$4,000	\$0	\$4000
Impact Fees*	TBD	TBD	TBD

- * Advertising fees will be determined once the ads have been placed and billed.
- * Recording fees are determined and remitted to the County Clerk.
- * Impact fees are remitted to the county at time of building permit.

X. General Application Information – Development Team

Owner

Mensa II Ocean Hotel LLC
Lisa Strauss
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Applicant

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Agent

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mhouston@hjadstudio.com

Surveyor

GCY Inc
Pete Anderson
1505 SW Martin Highway
Palm City, Florida 34990
772-286-8083
PeteA@gcyinc.com

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan`
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations

LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA Water/Wastewater Service Agreement

Z. Attachments

N/A