



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## ***A. Application Information***

### **HOBE SOUND COMMERCIAL MINOR FINAL SITE PLAN**

Applicant/Property Owner:	Beacon Four Holdings, LLC
Agent for the Applicant:	Leo Giangrande, P.E., Giangrande Engineering & Planning
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	J059-005
Record Number:	DEV2024010003
Report Number:	2024_0614_J059-005_Staff_Report_Final
Application Received:	04/26/2024
Transmitted:	04/30/2024
Date of Report:	06/14/2024

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## ***B. Project description and analysis***

This is a request by Giangrande Engineering & Planning on behalf of Beacon Four Holdings, LLC, for minor final site plan approval to construct an approximately 14,415 square-foot commercial building containing retail/office uses with ancillary storage areas. The 0.92-acre subject property is currently undeveloped and is located on the east side of SE Federal Highway, approximately 115 feet southeast of the intersection of SE Federal Highway and SE Hobe Terrace in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District. Water and wastewater services will be provided by South Martin Regional Utility.

**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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Maddie Gierczak	772-221-1377	Non-Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Kaitlyn Sullivan	772-288-5920	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Non-Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Non-Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
Q	ADA Review	Kaitlyn Sullivan	772-288-5920	Non-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 complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action 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. (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**

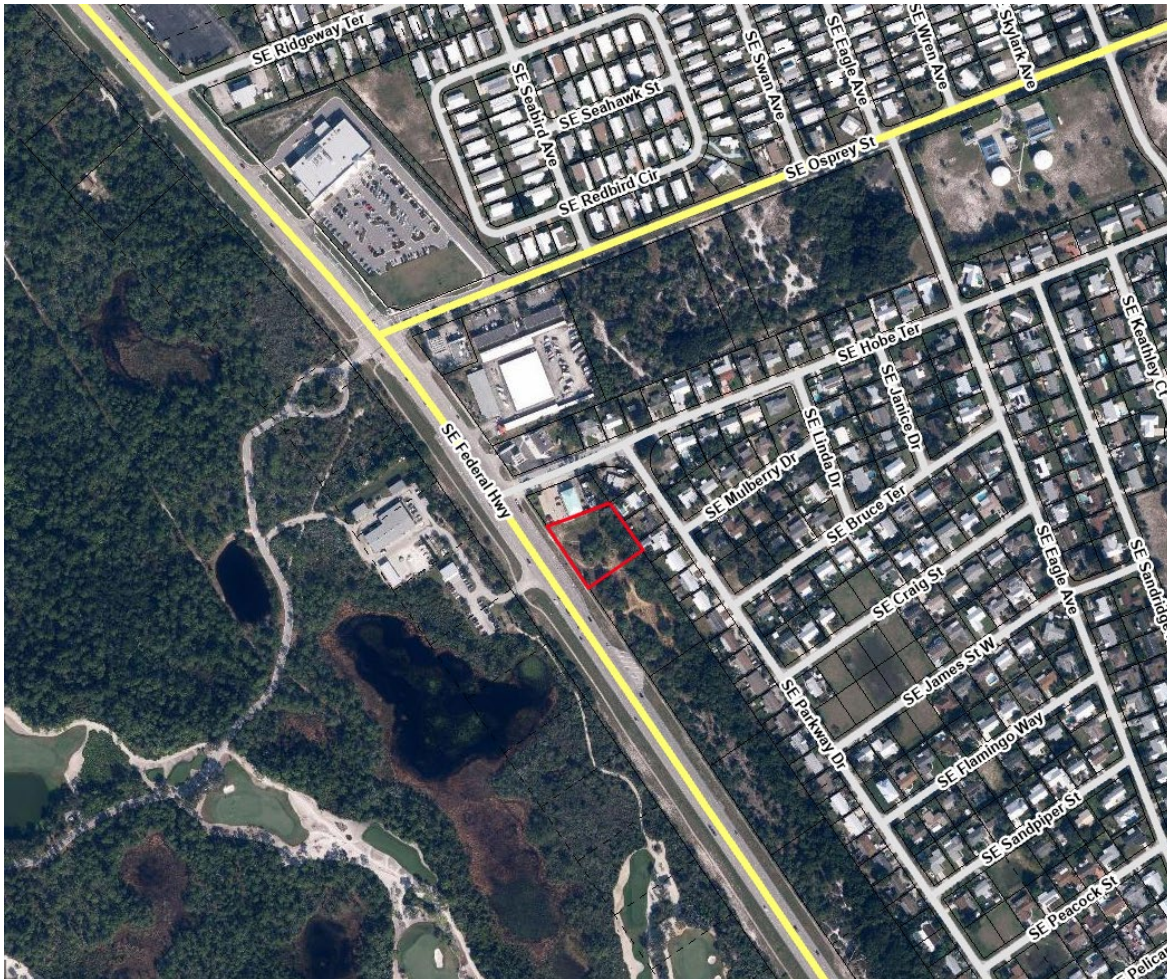
Parcel number: 34-38-42-061-000-00160-3

Existing Zoning: R-3A

Future Land use: Commercial Office/Residential

Gross area of site: 0.92 acres

**Figure I:  
Location Map**

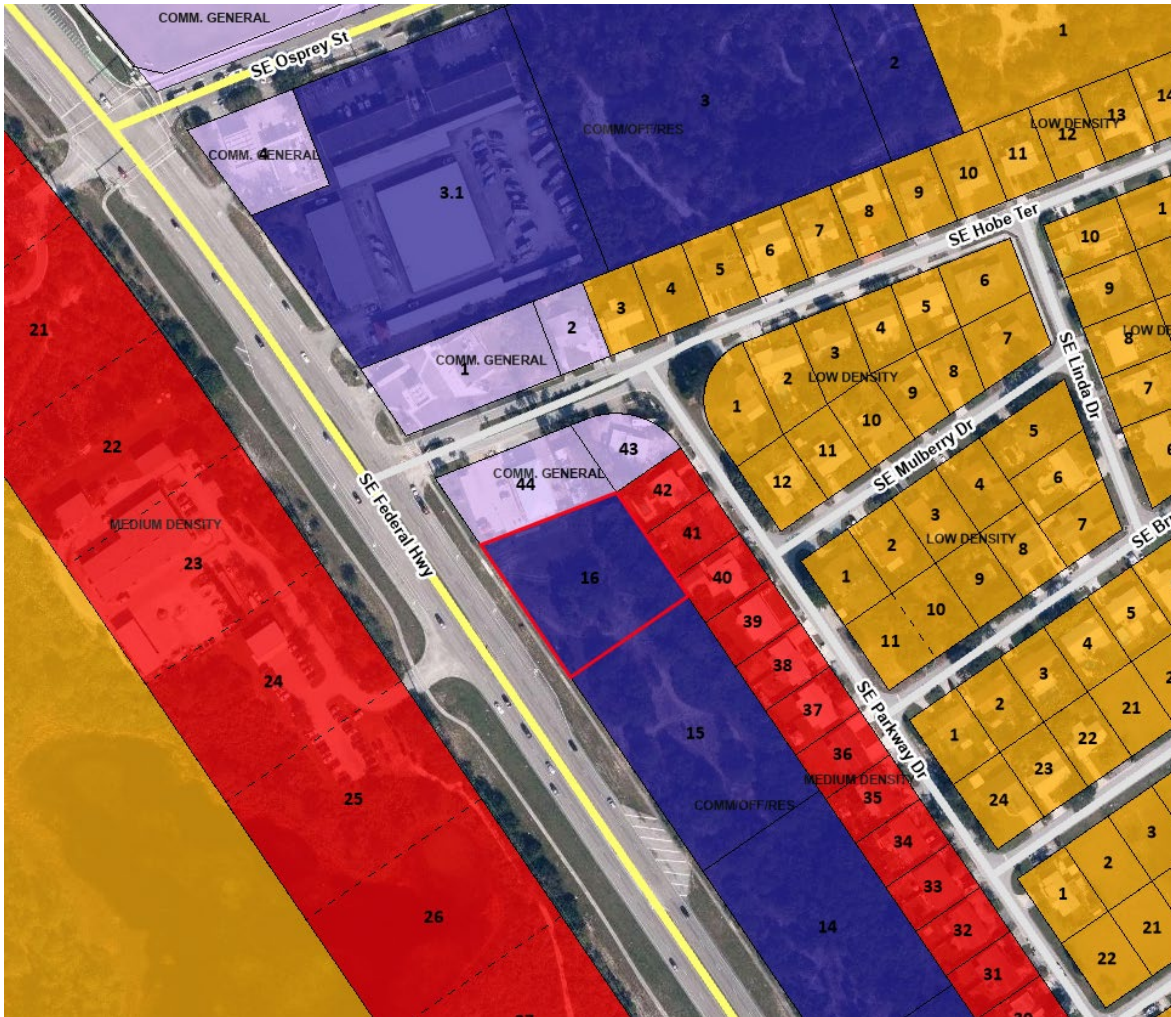


**Figure II:  
Zoning Map**



Property to the Northeast: R-3A  
Property to the Northwest: R-3A  
Property to the Southeast: COR-1  
Property to the Southwest: SE Federal Highway, RM-8

**Figure III:  
Future Land Use Map**



Property to the Northeast: Medium Density  
Property to the Northwest: General Commercial  
Property to the Southeast: Commercial Office/Residential  
Property to the Southwest: SE Federal Highway, Medium 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:**

**Item #1:**

**General**

1. The site has a Category C zoning district (R-3A) and a Future Land Use of COR. The zoning is consistent with the FLU, however COR has stricter limitations for permitted uses and development standards. Freestanding retail and services are not permitted in R-3A if the site has a COR future land use (Sec 3.402). Construction industry and trades, and warehouses are not listed as permitted uses in R-3A. The COR land use further limits commercial type uses: service commercial and limited commercial uses can only occupy up to 25% of the commercial square footage in a building. Professional and business office and limited service establishments are permitted (no maximum). The narrative references office, some retail, and storage (not warehouse). Warehouse use should not be referenced in the required parking data table. The proposed retail use should not occupy more than 25% of the building square footage. The traffic study references a land use code for specialty trade contractors. Please determine the end user, provide further clarification in the narrative, and keep the proposed uses consistent throughout the application materials so as to not conflict with the Comprehensive Plan and R-3A zoning requirements.
2. Please provide an unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number.
3. Legal description (item #10 of application checklist):
  - a. Please utilize the full legal description as it appears on the warranty deed or boundary survey. Do not use asterisks in place of the degree symbol.

**Item #2:**

**Site Plan Data**

1. Site Plan Data Table:
  - a. Please remove reference to stories in max building height field.
  - b. The provided building height does not correspond to the height shown on the architectural plans. The building height should be measured to the highest point of the coping for the flat roof [Martin County LDR, Section 3.14.A]. Additionally, please depict the height of the roof deck line on the architectural plans.
  - c. Include required building coverage in acres, square feet, and percent of site area. Maximum building coverage is 40%.
  - d. The building coverage acreage calculation is not accurate ( $14,415 / 43,560 = 0.33$  acres).
  - e. Include minimum required open space in acres, square feet, and percent of site area. Minimum required open space is 40%.

2. Site Area Statistics (Proposed)
  - a. Provided landscape area (11,181 square feet) does not correspond to provided landscape area shown on the landscape plan (17,859 square feet). Please revise where appropriate.
  - b. Break down pervious/open space area into other categories if not entirely composed of required landscape buffers (i.e., landscape area, sod, detention area, etc.).
  - c. The landscaped area and sidewalk area percentages are not accurate.
3. Parking
  - a. Parking data needs to accurately reflect the use breakdown. Warehousing is not a permitted use; therefore, the warehouse parking rate cannot be utilized. Storage areas which are ancillary to the primary use should be parked at the same rate as the primary use.
4. Setbacks:
  - a. Update the table to include required and provided setbacks.
  - b. Required setbacks (one-story structure) are 20' in the front and 6' side/rear. Please update the setbacks table and the dashed setback lines on the graphic accordingly.
5. Please include a note on the site plan that design standards and placement of signs will be reviewed via separate building permit.
6. Provide wheelstop and overhang information on parking detail for standard stalls to demonstrate that the unobstructed sidewalk width will be at least 6'.
7. Please provide a bike rack detail on the site plan. Bike racks shall be the inverted "U" type or similar design and shall be designed to store a minimum of six bicycles each. Additional sheets can be added to the site plan if necessary. See also Item #9 – Bicycle and Pedestrian Amenities in Section H – Commercial Design below.
8. Please include a light pole detail 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 #10 - Lighting in Section H – Commercial Design below.

**Item #3:**

**Site Plan Graphics**

1. Please update the title block to "Minor Final Site Plan."
2. The proposal does not appear to meet the minimum required open space of 40%. Please provide a separate open space exhibit which depicts open space by category (i.e., landscape area, sod, detention area, etc.) and provides area calculations.
3. The north arrow is wrong.
4. Please depict the location of the required bike rack and bench. The bike rack shall be located within 50 feet of a customer entrance.
5. Dimension and label the building setbacks on the graphic.
6. Include "MIN" before FFE in the building graphic.
7. Remove extraneous text/graphics, including curb types; dotted line in parking lot denoting limits of chambers; survey notes (spot light, outlet, satellite dish, existing fences, corner monuments/caps, landscape timber planter, landscape brick planter, "bearing base" text, fiber optic marker, ATT riser); 110' density transition buffer, underground utility lines, overhead utility lines.

8. Include the existing use of the adjoining properties next to the provided zoning/future land use designations. Example for east-adjoining properties:  
Zoning: R-3A  
Future Land Use: Medium Density  
Existing Use: Single-family residential
9. Include the revision date on subsequent submittals.

**Item #4:**

**Plan Consistency**

1. Change the sheet number of the site plan in the construction plan set and rename to “Horizontal Control Plan” or similar.
2. The building footprint on the site plan, construction plans, and landscape plan does not match the building footprint on the architectural plans.
3. The building square footage is inconsistent between the site plan and the architectural plans.
4. Please rename the architectural plans and landscape plan to be consistent with the site plan/constructions plans (Hobe Sound Commercial Development).

**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 – This 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

#### General

Please note, the commercial design standards of Martin County LDR, Article 4, Division 20 were updated with the adoption of Ordinance No. 1205 in September 2023. These changes are reflected on the Municode website. If sections of the LDR are included on the architectural plans, the current code section/language should be used.

### Item #2

#### Primary Facades

Please label the primary façades on the architectural plans. [MARTIN COUNTY, FLA., LDR §4.872.B.1 (2023)]. The primary façades for the building are the north, south, and west.

### Item #3

#### Minimum Design Elements

Please note, the design elements have been modified with the adoption of Ordinance No. 1205. Please provide a table or notes on the architectural plans demonstrating that each of the primary façades has the required minimum design elements pursuant to MARTIN COUNTY, FLA., LDR §4.872.B.3 (2023).

- a. Windows which do not meet the bay window criteria are no longer considered a design element.
- b. Architectural details do not include: paint changes; signage; construction joints, scoring, or projections less than three inches in height, width, or depth. Provide additional dimensions if counting scoring/projections as an architectural detail. Current 8" tall projection above the awnings needs to be at least 3" in depth as well to be considered an architectural detail. The flat roof cornice treatment is a separate requirement and does not qualify as an architectural detail.
- c. Provide a detail for the proposed decorative light fixtures on the west façade.

### Item #4

#### Limitations on Blank Wall Areas

The north and south façades do not comply with the requirements of MARTIN COUNTY, FLA., LDR §4.872.B.4 (2023). Please consider incorporating additional design elements and/or control and expansion joints that are a minimum of 3" in depth, width, and height. Include a control and expansion joint detail, if proposed, that depicts dimensions.

### Item #5

#### 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)]. Please provide relevant dimensions or calculations demonstrating that the west façade meets the requirement. The north and south façades do not meet the requirement.

**Item #6**

**Overhead Doors**

Street facing façades of the ground-level floor shall not include service bay entrances, overhead doors, or similar type of doors [MARTIN COUNTY, FLA., LDR §4.872.B.5(c) (2023)]. Include a detail of the proposed 12'-wide storefront openings and clarify how they operate.

**Item #7**

**Control of Building Mass**

The north and south façades do not meet the requirements of MARTIN COUNTY, FLA., LDR §4.872.D.2(a) (2023). The current plans show a wall plane off-set on the north and south façades of less than three feet.

**Item #8**

**Cornice Treatment**

Please provide a detail for the cornice treatment. 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)].

**Item #9**

**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)]. The 50-foot interval appears to be exceeded between the rear doors of the two middle units. Please provide additional dimensions along the north and south façades to demonstrate compliance with the 50-foot requirement. The plans depict awnings with a depth of 3 feet. Please consider deeper awnings to shade more of the sidewalk.

**Item #10**

**Bicycle and Pedestrian Amenities**

Based on the gross floor area of the building, one bike rack and one bench or equivalent seating are required. Each required bicycle rack shall be the inverted "U" type or similar design and shall be designed to store a minimum of six bicycles each. [MARTIN COUNTY, FLA., LDR §4.873.B (2023)].

**Item #11**

**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. Pedestrian sidewalks internal to the site and customer/residential entrances shall be lit with a minimum of 0.6 footcandle as measured one foot above the sidewalk. [MARTIN COUNTY, FLA., LDR §4.873.C (2023)]. The proposed light poles exceed the height requirement. Please provide footcandle measurement along the internal sidewalk to demonstrate compliance with the minimum requirement.

**Item #12**

**Screening of Mechanical Equipment**

Please address the location of the proposed dumpster enclosure. 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)].

***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:**

**Wildlife Survey Required**

At the time of application submittal, a listed species survey shall be provided from a certified environmental professional. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub). If the gopher tortoise is found on the parcel, the survey shall be no greater than 90 days old at the time of review. A gopher tortoise relocation permit issued by FWC shall be required and submitted to the Growth Management Department for review. No land clearing or construction will be authorized until this information is received and a after-action report is issued by FWC.

**Landscaping**

**Item #1:**

**Landscape Tabular Data**

Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

**Remedy/Suggestion/Clarification:**

Add Interior VUA requirements to the landscape site data. Two-three trees per 5000 sf of pavement and tree islands.

**Item #2:**

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
  - a. The location of all trash, recycling and similar receptacles, including dumpsters, shall be screened with an opaque, six-foot-high masonry wall or fence. A hedge shall be installed around the perimeter of this screen. Where possible, dumpsters shall be sited so as not to be visible from public rights-of-way. Opaque gates shall be used to screen trash receptacles from the view of public rights-of-way. (Section 4.663.A.6., LDR)
  - b. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.
  - c. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
  - d. 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)
  - e. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."

**Remedy/Suggestion/Clarification:**

Provide wall and plantings around the dumpster.

Add the required notes.

**Item #3:**

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]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas.

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

**Remedy/Suggestion/Clarification:**

Geiger trees do not qualify as shade trees. They are acceptable along Federal Hwy because of the overhead powerlines but those near the dumpster and in the parking lot where there are no overhead constraints should consist of larger shade trees.

**Item #4:**

Landscape Material Standards-General

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.

**Remedy/Suggestion/Clarification:**

Clusia nana is identified to be a native species, this species is not a native species. Proposed shrubs only consist of 61% native. Please increase percentage of native species.

**Item #5:**

Landscaping Adjacent To Utilities

Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities.

**Remedy/Suggestion/Clarification:**

Construction plans indicate a lift station and force main within the perimeter landscape area, explain how this conflict is to be remedied. The stormwater inlets and piping are also located under trees. This system needs to be modified to avoid this conflict. Show utilities on the landscape plan.

***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:**

Staff has reviewed the Traffic Statement prepared by Giangrande Engineering & Planning, Inc. dated December 2023. Giangrande Engineering & Planning, Inc. stated that the site's maximum impact was assumed to be 18 directional trips during the PM peak hour. Staff finds that SE Federal Highway is the recipient of a majority of the generated trips.

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

## ***L. Determination of compliance with county surveyor - Engineering Department***

### **Unresolved Issues:**

The Sufficiency review comments regarding the Survey were not addressed.

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

### **Engineering**

### **Unresolved Issues:**

#### **Division 9: Stormwater Management**

1. Provide documentation for the Wet Season Water Table being relied upon. The previously permitted control elevation for the MacArthur Golf Course is not representative of the WSWT for this parcel [LDR Section 4.384.3.c.(1)].
2. Unless legal positive outfall has been substantiated, the proposed project must retain the 100-year, 1-day storm event (instead of a pre-versus-post analysis of the 25-year, 3-day storm event). [LDR Section 4.385.C.1 and 1.4.A.2.d.]
3. As previously requested during sufficiency, provide the existing finished floor elevations for the structures to the east and north.
4. Provide pre and post development basin maps.
5. Although a geotechnical report was referenced, supporting documentation for the hydraulic conductivity needed for the recovery analysis was not provided. (4.384.A.3.c.(3) )
6. Provide documentation for 100-year, 3 day zero discharge storm event for the finished floor elevation of the structure and the lift station [LDR Section 4.385.B.15 ]
7. Although it appears that the 10- year, 1-day rainfall amount was utilized in the runoff calculations, it appears it was incorrectly labeled as the 5-year, 1-day storm event.
8. The rainfall intensity being utilized with the 10 year, 1-day event and the 25 year, 3-day event is inconsistent with the SFWMD rainfall return period maps. Digital map links can be provided upon request.
9. Provide a recovery analysis that demonstrates half treatment volume recovered between 24 hours and five days and 90 percent of 25-year 72-hour day runoff volume recovered in 12 days (4.385.F.4)

#### **Division 10: Flood Protection**

1. Add benchmarks to Construction Plans, referenced to NAVD88. [LDR Section (4.426.A.(2))]
2. Call out the lift station on the Paving, Grading, and Drainage Plan and the Final Site Plan [4.432.B and F.A.C. 62-604.400(2)(e)].
3. Provide finished floor for lift station above the 100-year, 3-day zero discharge storm event.

#### **Division 14: Parking and Loading**

1. Provide loading spaces per Martin County LDR 4.626.B.4.b, 4.626.B.4.c, and 4.626.B.4.d

#### **Division 19: Roadway Design**

1. Provide a pedestrian connection to the existing perimeter sidewalk.
2. Provide additional grading along the sidewalk to demonstrate it does not exceed a 2% cross slope and 5% running slope.
3. Dimension sidewalk on paving grading and drainage plan.
4. It unclear if the proposed sidewalk is flush with the proposed parking stalls. Provide vertical separation from the parking stalls or parking stops.
5. Provide vehicular cross access and pedestrian access to adjacent commercial or office and existing developed properties to the north and south (8.485.D and 8.485.E). Provide a cross access easement.

#### **Signed and Sealed Construction Plan**

1. Revise Cross section C to show a 4:1 max slope is not being exceeded.
2. Provide additional details needed on Cross Sections D and F to make sure the 4:1 slope is not exceeded (provide incremental horizontal distance).
3. Revise Cross Section E to demonstrate a 4:1 max slope is not being exceeded.
4. It is unclear if the proposed yard drains and associated piping are sufficient to capture the roof drainage. Provide additional details and/ or pipe sizing calculations.
5. Proposed perimeter berm on the Construction Plans does not meet or exceed what is shown within the Stormwater Management Report.
6. Provide cross section and additional details for proposed gravity wall.

#### **Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, Stormwater Report, and PUD Agreement**

1. Revise the land use summary table within stormwater management report to be consistent between the stormwater calculations, site plan and construction plans.

#### **Development Order:**

1. 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**

**Unresolved Issues:**

**Item #1**

No AutoCAD dwg files of the final site plan or boundary survey were received with your submittal. Both of these dwg files will need to be submitted in round 2.

**Addressing**

**Unresolved Issues:**

Please add the street name label SE Federal Hwy to the site plan and construction plans. You can keep US Highway 1 on the plan.

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater**

The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU)

**Unresolved Issues:**

1. Comments and markups have been provided to the engineer of record.

**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:**

The Fire Prevention Division finds this submittal to not 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. Please resubmit documents demonstrating compliance with the applicable code.

**1. 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

**2. 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.

**3. AUTOMATIC FIRE SPRINKLER PROTECTION**

Potential automatic fire sprinkler requirements will be determined by occupancy and use as determined by the Architect or Engineer of record in accordance with the provisions set forth in the Florida Fire Prevention Code.

**4. BDA REQUIREMENTS**

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 [rnorvell@martin.fl.us](mailto:rnorvell@martin.fl.us)

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at [Fire\\_prev@martin.fl.us](mailto:Fire_prev@martin.fl.us).

<https://www.martin.fl.us/resources/bda-codes-and-standards>

### **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**

#### **Unresolved Issues:**

1. Provide additional grading along the sidewalk to demonstrate it does not exceed a 2% cross slope and 5% running slope.
2. Accessible parking must be spread out among all accessible entrances when more than one building entrance is being proposed.

### ***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 – SMRU

Findings – Pending Evaluation

Source - SMRU

Reference - see Section O of this staff report

Sanitary sewer facilities service provider –SMRU

Findings – Pending Evaluation

Source - SMRU

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 M 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 – Positive 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.
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.

Item	Description	Requirement
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 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.	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:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
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/Owner: Beacon Four Holdings, LLC  
6220 Vireo Court  
Lake Worth, FL 33463  
Kenneth Naim  
[kennnaim@gmail.com](mailto:kennnaim@gmail.com)

Agent/Engineer  
of Record: Giangrande Engineering & Planning  
710 SE Ocean Boulevard  
Stuart, FL 34994  
Leo Giangrande, P.E.  
772-888-9076  
[leo@gep-llc.com](mailto:leo@gep-llc.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