



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## HERITAGE RIDGE PUD PARCEL C-4, LOT 2B PUD FINAL SITE PLAN (A/K/A Storage Place Hobe Sound)

Applicant/Property Owner:	8280 Constitution LLC
Agent for the Applicant:	McCarty & Associates Land Planning & Design, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	K024-006
Record Number:	DEV2023110013
Report Number:	2024_1029_K024-006_Staff_Report_Final
Application Received:	01/18/2024
Transmitted:	01/19/2024
Date of Report:	03/26/2024
Application Received:	08/23/2024
Transmitted:	08/26/2024
Date of Report:	10/29/2024

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### *B. Project description and analysis*

This is a request by McCarty & Associates Land Planning & Design, LLC, on behalf of 8280 Constitution, LLC, for final site plan approval to construct an approximately 65,000-square-foot three-story residential self-storage facility and associated infrastructure within Lot 2B, Parcel C-4 of the Heritage Ridge PUD. The approximately 1.5-acre undeveloped site is located on SE Constitution Boulevard, approximately 440 feet northeast of the intersection of SE Federal Highway and SE Constitution Boulevard, in Hobe Sound. Included is a request for Certificate of Public Facilities Reservation.

The Heritage Ridge development of regional impact (DRI) and PUD Zoning Agreement was approved by the Board of County Commissioners on October 31, 1978, to include residential units, recreational areas, golf course, open space, public service areas and commercial areas, together with accessory buildings, utilities and other related improvements. The 1978 PUD Agreement is recorded in Martin County official records Book 467, Page 1922. Within Exhibit F-1 of the PUD Agreement, Item #9 states “Parcel C-4 shall be developed as if zoned B-1 business district, as according to the Martin County Florida zoning regulations.”

The Ninth Amendment to the Heritage Ridge PUD Agreement, approved on September 12, 1989, and recorded in Martin County official records Book 829, Page 261, revised Item #9 of Exhibit F-1, to set forth “Parcel C-4 shall be developed as if zoned General Commercial, according to the Martin County Zoning Regulations, as amended from time to time. This parcel may be subdivided by record plat as approved by the Board of County Commissioners.” The Plat for Parcel C-4, which divided the parcel into three lots, was recorded in Plat Book 12, Page 16, on November 7, 1989. Lot 2 of Parcel C-4 was subsequently divided into Lot 2A and Lot 2B with the Hobe Sound BTS Retail Plat, as recorded in Plat Book 18, Page 19, on February 25, 2019.

Although the current maps show a land use designation of low density, the land use policies applicable to this parcel should be construed to be those for the General Commercial land use as set forth in the original PUD Agreement executed prior to the adoption of the Comprehensive Plan. The proposed development is required to meet all current site design standards and code requirements associated with the general commercial land use policies of the CGMP and with the development standards associated with the GC zoning district as set forth in Article 3 of the LDR.

The project is located inside the Primary Urban Services District.

**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	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Stephanie Piche	772-223-4858	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Kaitlyn Zanello	772-288-5920	Non-Comply

N	Addressing Review	Emily Kohler	772-288-5400	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	Comply
Q	ADA Review	Kaitlyn Zanello	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 meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Plan. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023).

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***

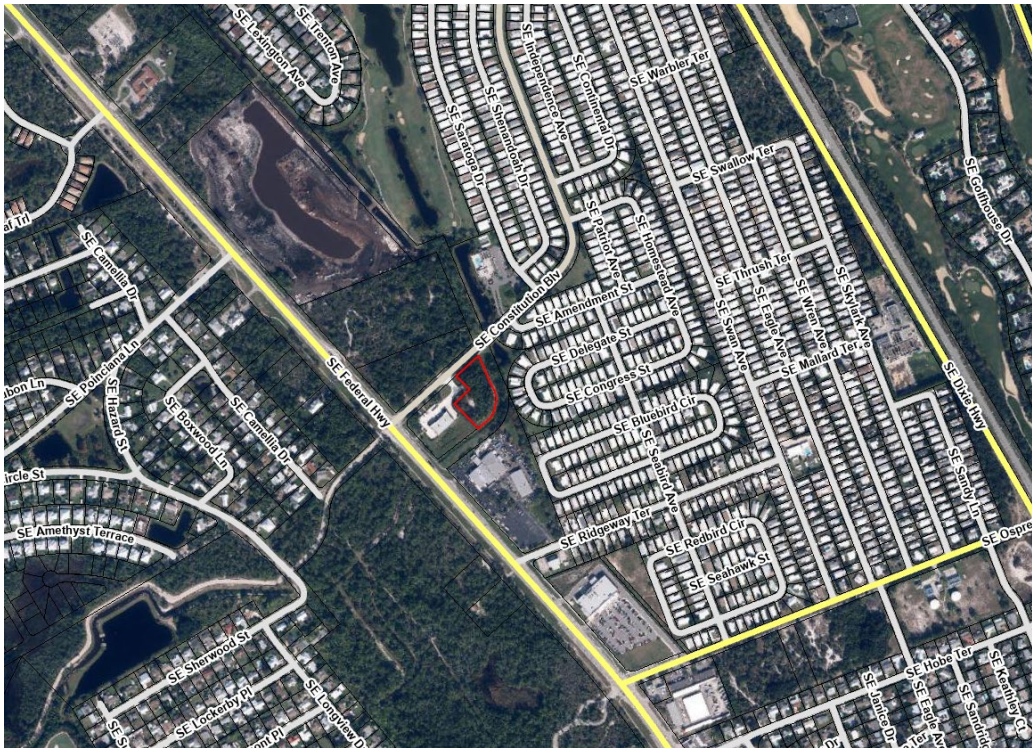
Parcel number: 34-38-42-093-000-00021-0

Existing Zoning: Heritage Ridge PUD

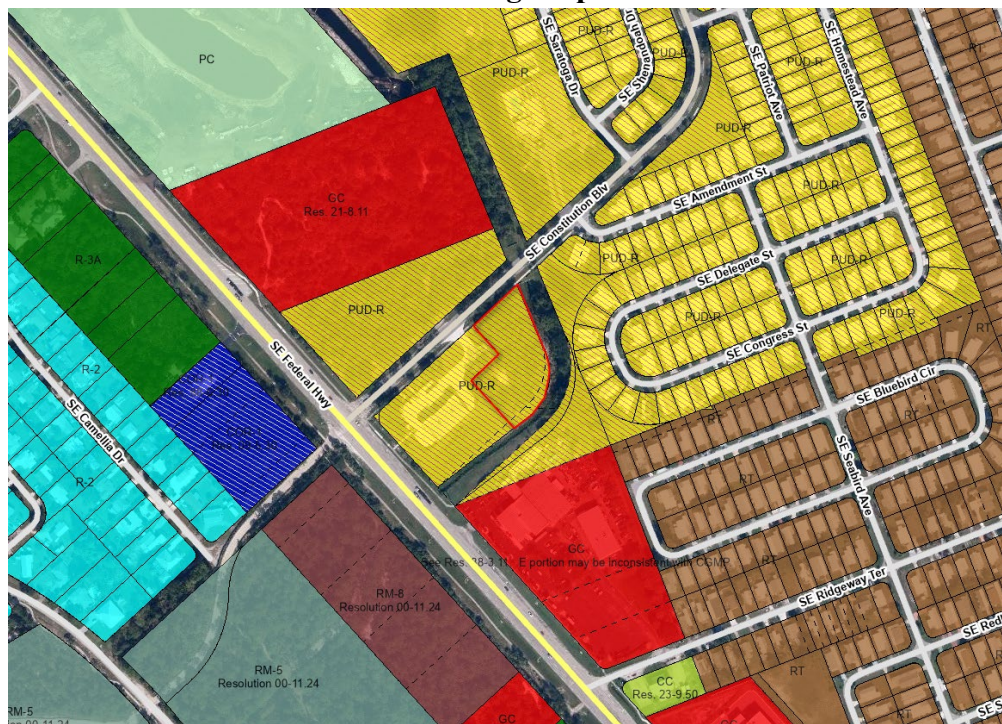
Future Land use: Low Density

Gross area of site: 1.5 acres

**Figure I:  
Location Map**

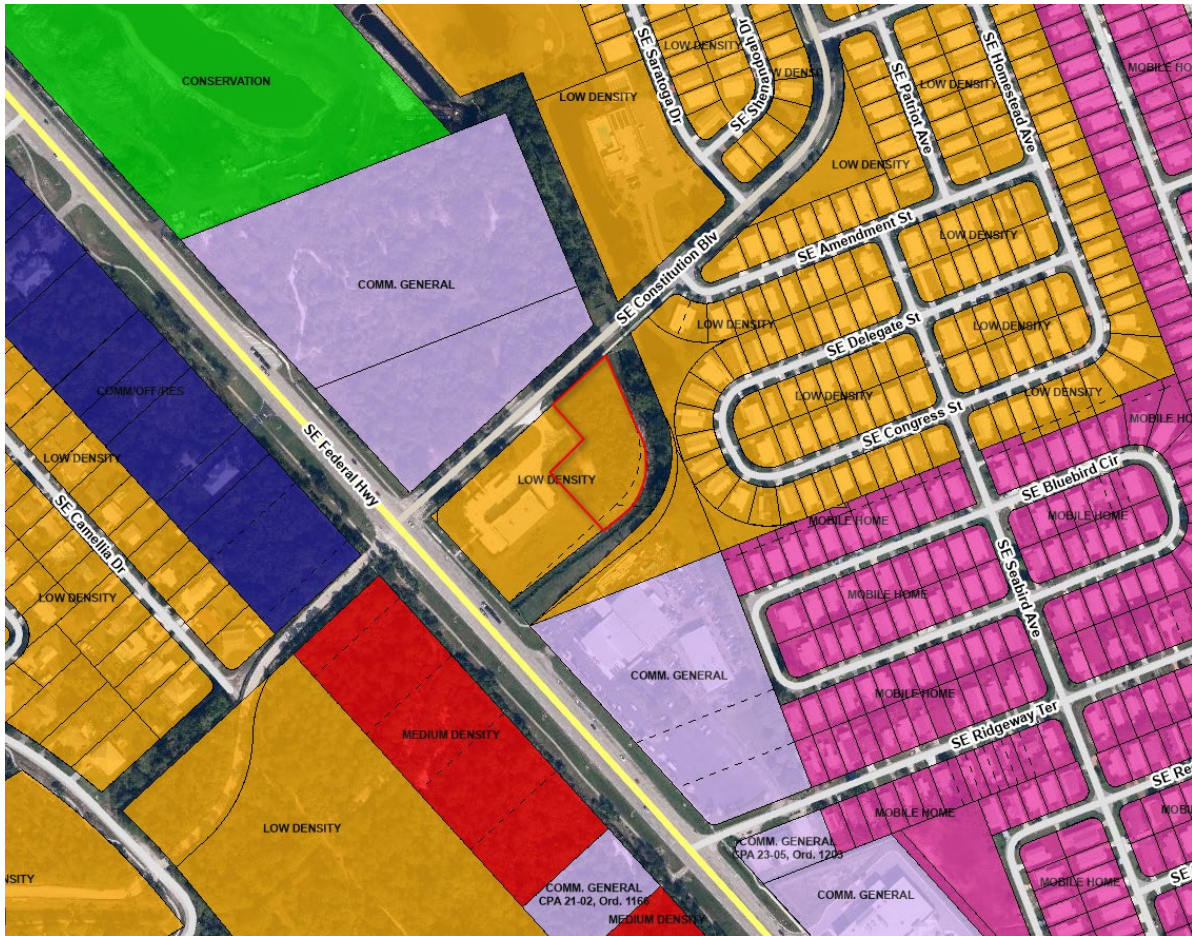


**Figure II:  
Zoning Map**



Zoning designation of surrounding properties: Heritage Ridge PUD

**Figure III:  
Future Land Use Map**



Property to the Northeast: Low Density  
Property to the Northwest: General Commercial  
Property to the Southwest: Low Density  
Property to the Southeast: Low 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:**

**Site Plan**

1. Please depict the overall building height on the architectural drawings in accordance with Section 3.14, Martin County LDR (i.e, distance between lowest permissible FFE along the building front and mean height level between eaves and ridge for the tower elements). The maximum building height is 40 feet.
2. Please include required and provided building height in the site plan data. Ensure that the provided building height is consistent with the height shown in the architectural plans.
3. Please update the title block so that the first line is “Heritage Ridge PUD, Parcel C-4, Lot 2B” and the second line is “Storage Place – Hobe Sound.”
4. Please delete the “side at street setback” row from the setbacks table.
5. The following items can be removed from the site plan:
  - a. Drainage pipes.
  - b. The existing pond elevation data can be removed from the graphic.
  - c. Approximate water’s edge of the lateral ditch.
  - d. Proposed lift station can be depicted and labeled on the site plan; however, utility lines should be removed.
6. The parking rate for a residential storage facility is 1 space/1,500 square feet gross floor area. Please see Section 4.625, Martin County LDR, for parking rate adjustment requirements.
  - e. A response to this comment was provided in the resubmittal letter; however, a standalone narrative should be provided to address the requested parking rate adjustment pursuant to Section 4.625, Martin County LDR. The narrative should provide further justification for utilizing the ITE parking rate.
  - f. Although a parking rate adjustment is requested, the parking data on the site plan should still reflect the 1 space/1,500 square feet requirement pursuant to Section 4.624, Martin County LDR. A note/asterisk can be added to the parking data to reference the parking rate adjustment.
7. Please include a note on the site plan that design and placement of signs will be reviewed via separate building permit.
8. Please include the following note beneath the future land use designation: “Pursuant to the provisions for the development of Parcel C-4 in the 1978 Heritage Ridge PUD Zoning Agreement and the 9<sup>th</sup> Amendment to the PUD Agreement, the land use policies applicable to this parcel should be construed to be those for the General Commercial land use.”
9. Please include revision date on subsequent submittal.

**Item #2:**

**Consistency between plans**

1. Please update the title block of the architectural, landscape, and civil plans to be consistent with the final site plan (i.e., “Heritage Ridge PUD, Parcel C-4, Lot 2B Storage Place – Hobe Sound”).
2. Include revision date on subsequent architectural plan submittals.

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

**Community Redevelopment**

N/A - The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application.

**Commercial Design**

**Item #1**

Please provide window details and colored elevations (or finishing schedule).

**Item #2**

**Material Detail**

Please provide a detail for the outriggers which notes the material and dimensions.

**Item #3**

**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)]. Transparency percentage is calculated based on the primary façade ground-level floor area, not length. Alternative compliance may be considered based on the proposed self-storage use. Any alternative compliance should be noted on the architectural plans and include the code reference.

**Item #4**

**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 #5**

**Screening of Mechanical Equipment**

- a. Please depict the location of the HVAC units and demonstrate compliance with MARTIN COUNTY, FLA., LDR §4.873.D.1 (2023).

b. Ground mounted mechanical equipment, including air conditioning units, dumpster enclosures, generators, shall be located in the rear or side of a development site and not between the building and a street. [MARTIN COUNTY, FLA., LDR §4.873.D.2 (2023)]. Given the site constraints, alternative compliance may be considered for the dumpster location subject to additional landscape planting. Please include an alternative compliance note, including the code reference (Section 4.873.D.2), on the site plan.

## ***1. Determination of compliance with the property management requirements – Engineering Department***

### **Unresolved Issues:**

It has been determined that the Applicant is required to provide an easement to Martin County over pipes diverting off-site flows to lateral ditch.

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

#### **TITLE COMMITMENT**

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

**Note: The applicant did provide a Title Commitment, however, the proposed insured is not Martin County.**

#### **SURVEY – SKETCH AND LEGAL DESCRIPTION**

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

**Note: The applicant did not provide a sketch and legal description of the easement site.**



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

**Environmental**

**Finding of Compliance:**

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

**Informational Comments:**

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

In addition, the environmental assessment states a green heron was observed showing nesting behaviors and there could be a nest onsite. Prior to the county authorizing land clearing or site preparation, a nesting survey will be required and submitted to the county environmental division for review. Under the Migratory Bird Act, all nesting birds are protected and cannot be removed until the young have fledged the nest.

**Landscaping**

**Findings of Compliance**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a storage facility within an existing Planned Unit Development. The applicant has submitted landscape plans that provide .30 acres of landscape area which equates to 20.21% of the 65,211 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 26 trees for this project. To demonstrate compliance the applicant has proposed the planting of 89 trees and

preservation of 6 trees for this site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use to the east is residential and requires a Type 3 buffer with 47 trees 1606 shrubs.

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To demonstrate compliance the applicant is proposing to preserve 6 of the 31 existing protected trees on the site.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. This project has 10,715 sq.ft. of paving requiring 4 additional trees at min. 3”dbh. To document compliance the applicant is proposing the installation of 4 additional native trees within the vehicular use area of the site.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

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

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

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

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

**Engineering**

**Unresolved Issues:**

Division 8: Excavating, Filling, and Mining

1. As previously stated, provide signed and sealed Engineer's opinion of probable excavating, filling, and hauling. The form provided did not include the required seal. It appears that based on the hard copy provided the Engineer is relying on a digital signature/seal; however, the document did not include a digital/electronic signature.

Division 9: Stormwater Management

1. Provide a signed and sealed Stormwater Management Report. The report provided did not include the required seal. It appears that based on the hard copy provided the Engineer is relying on a digital signature/seal; however, the document did not include a digital/electronic signature. Additionally, all supporting documentation shall be included as an exhibit to the report (Geotechnical reports, etc). Please note, only applicable sheets of a supporting SFWMD permit should be included.
2. As previously stated, revise plans to clearly depict the location and elevation of the perimeter berm along the perimeter of the project and how it will tie into the existing perimeter grades and the proposed retaining wall in the cross sections. Construction and the eventual as-builts will rely on the location and elevation of the required minimum perimeter containment berm to be clearly labeled.
3. As previously stated, it is unclear how the north end of the proposed retaining wall ties into existing elevations. Insufficient existing and proposed elevations are provided detailing how the wall transitions into surrounding grades. For example, it is unclear what grading is proposed between the terminus of the wall and the curbing.
4. Provide additional construction details for the drainage structure in the right-of-way documenting it can accommodate the proposed pipe connection.
5. A second connection from the on-site retention area to the lateral ditch appears to be provided, but structure details are not provided (and the connection is not included in the modeling)
6. As previously stated, provide pre and post development basin maps that includes basin areas (in acres), flow paths, and outfalls. Although the response to comments indicates this was provided, it was not included in the report or table of contents.

7. Provide additional ICPR documentation including time stage runs and max stages. For example, the max stage for the 25-year, 3-day, pre-development rate is not provided.
8. The post development CN calculation appears to incorrectly indicate that the curve number for the post-development open space is lower than pre-development.
9. Revise the narrative to provide a comprehensive overview of the proposed stormwater design. This shall include the wet season water table, legal positive outfall, etc.
10. Section V of the Stormwater Management Report appears to indicate that the proposed post-development discharge rate is higher than the pre-development. Revise accordingly.
11. Section V also indicates that the FFE is 18-inches above the average adjacent crown of road, but this LDR section is not applicable to this project. The FFE must be above the max stage of the 100-year, 3-day zero discharge storm event.
12. Revise the Construction Plans to include only the proposed design elevation of the structure, this shall be listed as a minimum FFE (and be above the max stage of the 100-year, 3-day zero discharge storm event). This shall be consistently depicted on both the Final Site Plan and Construction Plans.
13. As previously stated, provide recovery analysis demonstrating half treatment volume recovered between 24 hours and five days (LDR Section 4.385.F.4) and 90 percent of 25-year 72-hour day runoff volume recovered in 12 days (LDR Section 4.385.F.4). Include ICPR time stage runs and indicate where recovery is met for each requirement.
14. As previously stated, provide a standalone Stormwater maintenance plan (LDR Section 4.386)

#### Division 14: Parking and Loading

1. As previously stated, any parking stalls over the allowable threshold must be pervious. (LDR Section 4.625)

#### Division 19: Roadway Design

1. Informational: A right-of-way use permit will be required for work within the right-of-way.

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

1. Cross section A shows the bottom of the retention area at 13.0 feet, but the plan view shows the bottom at 12.0-feet. Revise for consistency.
2. Clearly depict the location and configuration of the required easement to Martin County over pipes diverting off-site flows to lateral ditch. This shall be shown on the Final Site Plan.

#### **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:**

No updated AutoCAD dwg file of the final site plan was received with your round two resubmittal. You must submit an updated AutoCAD dwg file with each round of review.

**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**

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

Please coordinate with Kim McLaughlin (772-546-6259, [kmclaughlin@tji.martin.fl.us](mailto:kmclaughlin@tji.martin.fl.us)).

**Wellfield Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

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

**Fire 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.

**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 sidewalk grading details to demonstrate a 2% cross slope and 5% running slope is not exceeded. Pay particular attention to the area across the drive aisle.
2. Provide details for pedestrian access across the drive aisle, including crosswalk striping and details on the Construction Plans and Final Site Plan.

***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 N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P 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 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.



Item	Description	Requirement
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.	Property Management Documents	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

**V. Local, State, and Federal Permits**

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00

Inspection fees:	\$4,000.00	\$0.00	\$4,000
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.

\*\*\* Required at issuance of building permit.

## X. General application information

Applicant/Owner: 8280 Constitution LLC  
7190 SE Federal Highway, #8  
Stuart, FL 34997

Agent: McCarty & Associates Land Planning & Design, LLC  
309 SE Osceola Avenue, Suite 104  
Stuart, FL 34994  
Mike McCarty  
772-341-9322  
[mike@mccartylandplanning.com](mailto:mike@mccartylandplanning.com)

Engineer of Record: Mills, Short & Associates  
700 22<sup>nd</sup> Place  
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## 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