



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PALM CITY PROJECT L.I.F.T MINOR FINAL SITE PLAN

Applicant:	Project L.I.F.T., Inc.
Property Owner:	Project L.I.F.T., Inc., Robert Zaccheo
Agent for the Applicant:	Haley Ward Inc., Grant Besing, P.E.
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	L088-002
Record Number:	DEV20230013
Report Number:	2023_0711_L088-002_Staff_Report_Final
Application Received:	04/27/2023
Transmitted:	04/28/2023
Date of Report:	07/11/2023

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B. Project description and analysis

This is a request by Haley Ward Inc. on behalf of Project L.I.F.T., Inc. for approval of a revised minor final site plan to demolish the existing Project L.I.F.T. structure and construct an approximately 12,574 square foot building containing office space and approximately 5,760 square feet of youth hands-on-training space. The subject 0.65-acre site is located at 1330 SW 34th Street in Palm City. The property is within the Core subdistrict of the Palm City CRA. Included is a request for a Certificate of Public Facilities Reservation.

Ingress to the site is proposed from SW 34th Street and egress onto SW 34th Terrace. The property is located within the primary urban services district and will have access to the full complement of public services.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Liz Nagal	320-3056	Non-Comply
F	ARDP	Liz Nagal	320-3056	Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Jordan Pastorius	288-5497	Non-Comply
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	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	N/A
Q	ADA	Stephanie Piche	223-4858	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-1200	N/A
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Pending

D. Review Board action

This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

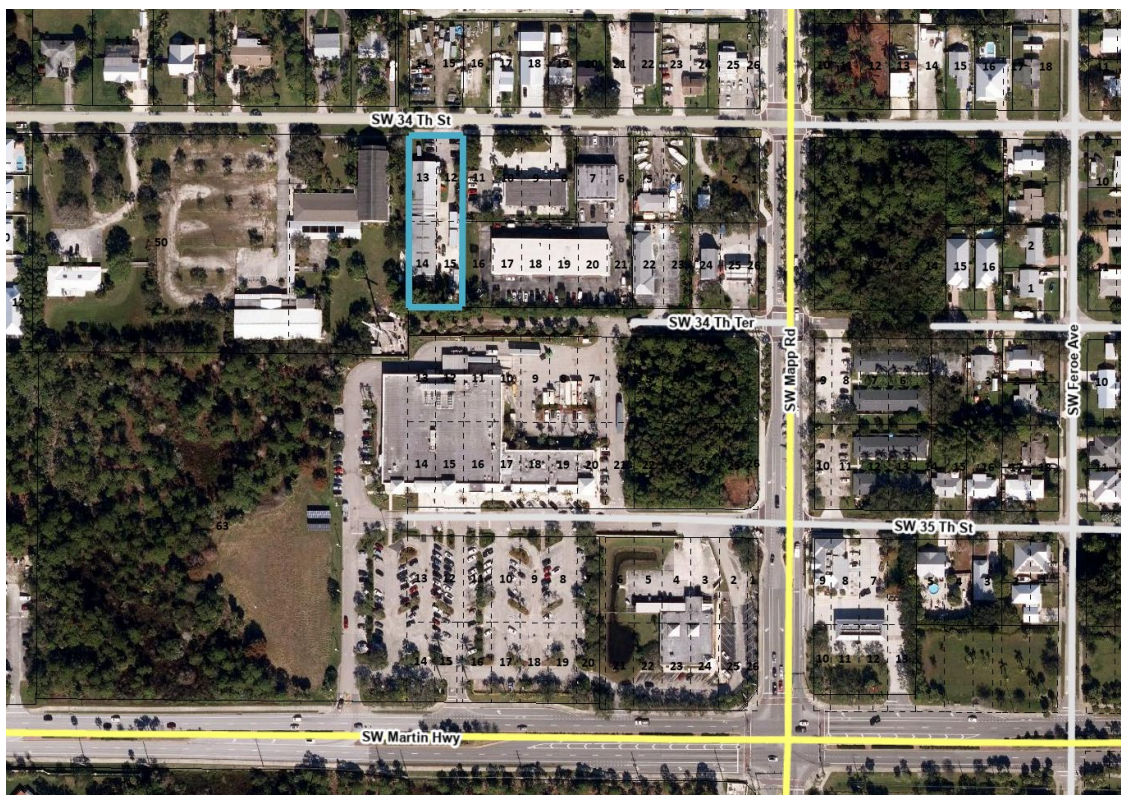
Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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.

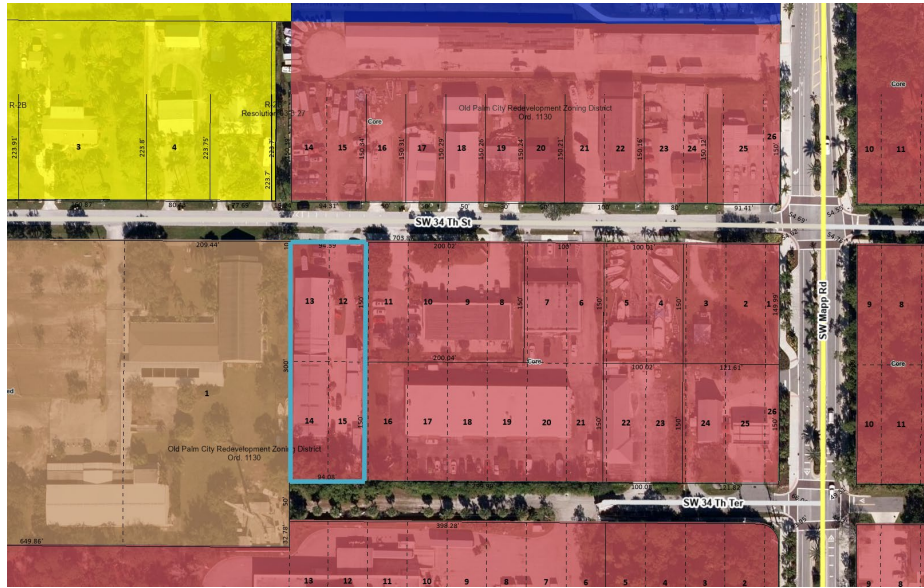
E. Location and site information

Parcel number(s) and address: 173841001050001207
Existing Zoning: Palm City Redevelopment District
Core Subdistrict
Future land use: CRA Center
Total Site Area: 0.65-Acres

**Figure 1
Property Location Map**



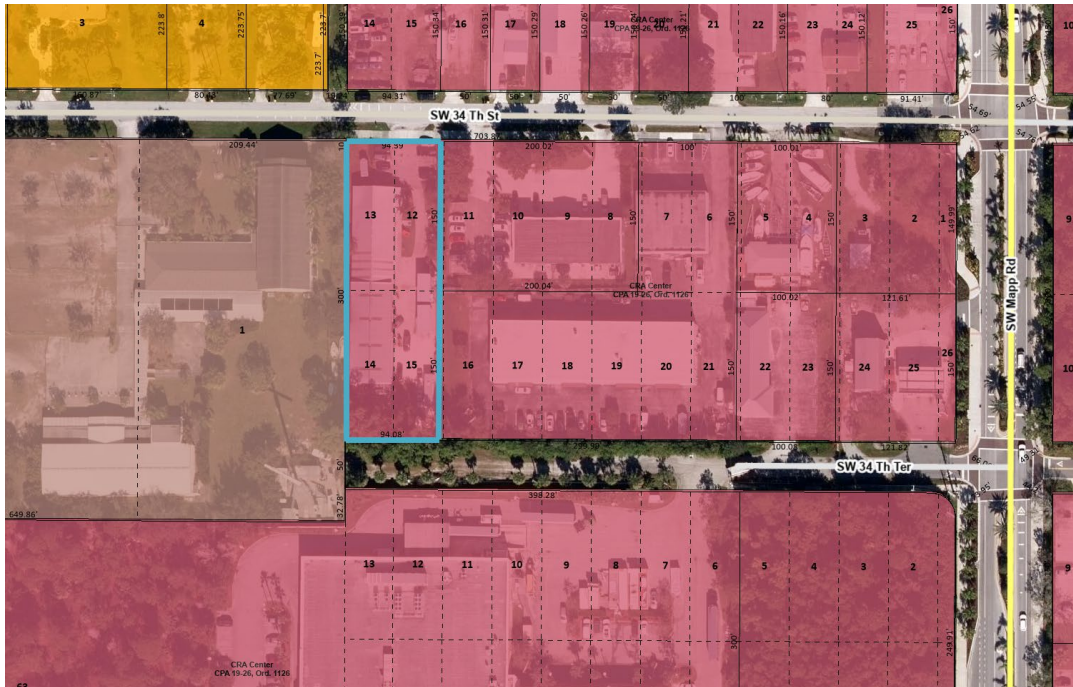
**Figure 2
Zoning Map**



Zoning districts of abutting properties:

To the north/south/east: Old Palm City Redevelopment Zoning District, Core Subdistrict
 To the west: Old Palm City Redevelopment Zoning District, Detached Subdistrict

**Figure 3
Future Land Use Map**



Future land use designation of abutting properties:

To the north/south/east: CRA Center
 To the west: CRA Neighborhood

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

Item #1:

General 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 POLICY 4.1A.1. (2019).

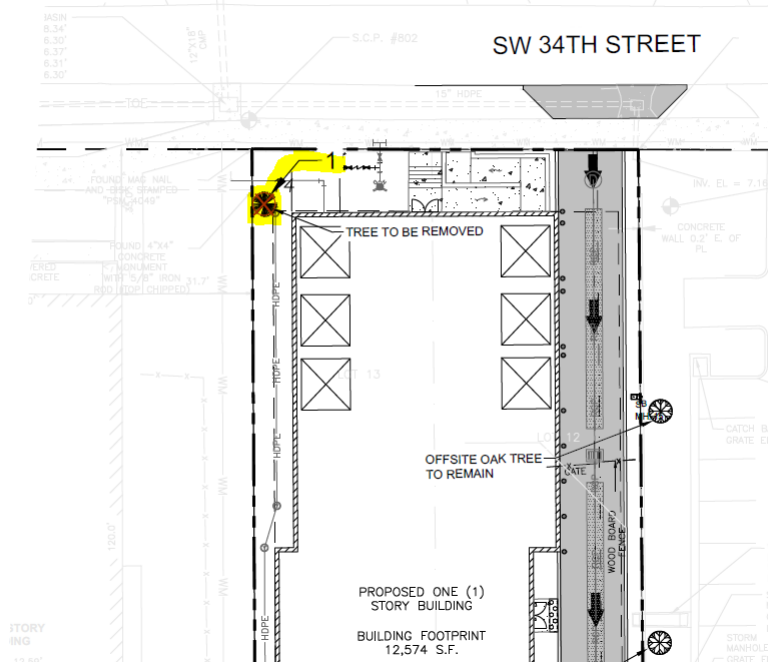
G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved Issues:

Item #1:

General

1. Please submit new application with updated agent and engineer of record representative.
2. Provide electronic copy of project narrative with resubmittal (not included electronically with first submittal).
3. As the project site was previously developed, please title as a “Revised” final site plan.
4. The Unity of Title check box should be for non-platted/non-condominium as the parcel will not be subject to a new plat.
5. Please add “Palm City” to the title bar for all plans to distinguish from the Hobe Sound Project LIFT project.
6. Revise the title bar of the photometric plan to reflect Palm City rather than Hobe Sound.
7. Provide open space exhibit as separate exhibit or exhibit on site plan detail sheet.
8. Consider the preservation of the existing 14” dbh slash pine on property northwest corner.



Item #2:

Site Plan Graphics

1. Commercial uses do not need to be elevated as residential structures do in the CRA. If not associated with the minimum FFE, please find means to eliminate the stairs and ramp along the street frontage.
2. When any building is required to be raised above existing or natural grade, a foundation type as shown in Figure 12-5 or a similar foundation type shall be provided. Raised fill outside the building footprint is not a permitted means of raising structures within the Redevelopment Zoning Districts. MARTIN COUNTY, LDR, ARTICLE 12, §12.1.04.9
3. Remove the existing site area calculations from the site plan sheet 1 (can remain in construction plans).
4. It appears that the front entrance is covered with column support. Please show columns on site plan. The way the columns were shown on the Hobe Sound Project LIFT site was not very clear, please include label and consider a different linework.
5. Provide bench and bike rack detail, and ADA space detail as a site plan detail sheet.
6. Bicycle racks shall be an inverted U type in CRAs.
<https://www.martin.fl.us/resources/bike-rack-model-pdf>
7. Please indicate locate of AC compressors. These shall not be located between the front of a building and a street. MARTIN COUNTY, LDR, ARTICLE 12, §12.1.04.7.d
8. Please add a width dimension of front façade that demonstrates frontage buildout percentage is being met (see comment in Item #3 in this section).
9. The south row parking spaces are only 18' (20' is the requirement) with no overhang as the retention wall is adjacent to the D curb. An alternative compliance request would be required for parking space length.

Item #3:

Site Plan Data

1. Frontage buildout percentage is the percentage of the total width of a lot minus the required setbacks which is required to be occupied by the primary façade of a building. The frontage buildout requirement for this lot width minus the 5' side at property line setback is approximately 66.8' which the front façade is meeting. Please update table accordingly.
2. Please update height measurement according to Section 3.14, Article 3. The proposed height is the average between eaves and ridge for pitched roofs.
3. Please include the frontage type dimensional data that was provided on the elevations on the site plan.
4. The parking data should be based on the office square footage at the office rate of 1 space/500 sf gross floor area. The training area is considered ancillary to the office space.
5. The height and setbacks are provided in the building type data table on the site plan. The development standards section at the start of the site data is repetitive and can be removed to reduce text.

Item #4:

Architectural

1. See Section H of this report for Architectural Review comments.
2. The height of the building for a pitched roof would be measured from the lowest permissible FFE as determined by the applicant's civil engineer to the mean height level between eaves and ridge. Please include measurement both from slab and lowest FFE.
3. Relabel elevations to reflect front as facing 34th Street, rear facing 34th Terrace, etc.
4. Include proposed ADA ramp and stairs on elevations.
5. Transparency:
 - a. The designated building type is shopfront building. A *Shopfront Building* has ground-floor space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk. MARTIN COUNTY, LDR, ARTICLE 12, §12.1.05.1.a.
 - b. Shopfront façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 40 percent. MARTIN COUNTY, LDR, ARTICLE 12, §12.4.04.5

Item #5:

Plan Consistency

1. The location of the hydrant and FDC on the landscape plan is not consistent with the construction drawings.
2. Please show existing concrete wall along east property line on landscape plans.

Item #6:

Resubmittal Plans

1. With resubmittal, please provide **three** sets of construction plans and two sets of all other plans.

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***

Commercial Design

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

Community Redevelopment Area

Unresolved Issues:

1. Please identify the proposed architectural style from the approved architectural styles permitted in the Old Palm City CRA.
2. Assuming Florida Vernacular, please see below.

Architectural Elements & Features specific to Florida Vernacular: Sec. 12.4.12. - Architectural standards. 3.a. Florida Vernacular.

The project would be enhanced if the following characteristics of Florida Vernacular were incorporated:

- a. Horizontal wood lap siding (four inch to six inches exposed) with vertical corner boards. (12.4.12.3.a.iv)
- b. Vertically proportioned windows (double hung) and doors with wooden surrounds and sills. Please submit window and door details in architectural plans, not just in comment response memo. (12.4.12.3.a.v)
- c. Consider details of other elements of this style including Bahama shutters. (12.4.12.3.a.viii)

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

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.

Landscape

Unresolved Issues:

Item #1:

Tree Requirement – Old Palm City CRA

This project is in the Old Palm City CRA Core Sub-district which requires 1 tree per 1,500 square feet of project area (Section 12.4.09.4 OPC CRA). Please correct the site data table and provide 19 trees for these 28,242 square feet. Existing protected trees and trees planted in the adjacent ROW can qualify for tree credits. An easement agreement will be required if off-site landscaping is proposed to meet this code requirement.

**Item #2:
Landscape Plan**

Please demonstrate that at least 75% of required shrub species provided are native.

**Item # 3:
Vehicular Use Area Trees**

Please demonstrate that at least 75% of Vehicular Use Area Trees are shade trees pursuant to Section 4.663.A.4.(3), LDR.

**Item #4:
Landscape Native Tree Protect & Survey**

A tree survey is required to identify specific native trees required to be protected from development (Section 4.662.A, LDR). Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution during construction. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.

**Item #5:
Construction Standards - Tree Protection**

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans (Section 4.666.B., LDR).

K. Determination of compliance with transportation requirements - Engineering Department

CRA's are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

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 Department**

Unresolved Issues:

Right of Way Improvements:

1. Revise apron for the proposed driveway connection along SW 34th Street to match the configuration of the proposed drive aisle. As shown, the apron and drive aisle do not line up. There also appears to be a drainage structure and mitered end section in conflict with the entrance.
2. Revise plans to incorporate SW 34th Terrace improvements that are being proposed by the Loggerhead Project to the west and demonstrate how the proposed connection ties into proposed improvements.
3. It is unclear why the proposed driveway designs (flare vs. radii) are different at each access point.
4. Provide sight triangles / sight distances at the SW 34th Terrace egress per LDR Section 4.843.F and FDOT DESIGN MANUAL SECTION 212.11
5. Informational: In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>.

Off Street Parking

1. Parking stalls shall provide a minimum of 10-foot width and 20-foot depth. Wheel stops may be used to provide a two-foot overhang onto grassed areas or sidewalks. [LDR Section 4.627.A]
2. Provide overall dimensions for the north/south drive aisle on Final Site Plan. Dimensions shown are unclear. [LDR Section 4.627]
3. The proposed drive aisle must either be designed to meet minimum roadway standards or minimum drive aisle standards. As proposed, the one-way drive aisle includes an inverted crown and slopes (running and cross) that exceed reasonable slopes. The drive aisle is not wide enough to accommodate 90-degree turning movements into the garage bays, the longitudinal slopes would require vertical curves, and the excessive cross slope could result in vehicular damage/maneuverability challenges.
4. Provide sidewalk connection from building to proposed SW 34th Terrace sidewalk at the south-west corner of the site. [LDR Section 4.843.G]
5. Provide one-way sign directing motorists exiting the parking area towards the egress at the south end of the site.

Stormwater Management Materials – Final Site Plan

1. As stated in the sufficiency review, revise the topographic survey to provide additional topography to the west of the subject parcel. There appear to be offsite flows that will need to be addressed. [LDR Section 4.384.A.3; STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.2.a]
2. Provide a drainage map of the basin or basins within which the development lies. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. It is unclear if Page 3 of Attachment 4.3 within the stormwater report is supposed to represent pre or post development drainage flows. The basin boundary map shall be consistent with the nodal diagram provided. Additionally, it

would be helpful to change the scale of the drainage maps for legibility. [STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.8.c]

3. Although a stormwater maintenance plan was submitted, it references a legal positive outfall to SW 34th Street which has not been substantiated. Revise accordingly. [4.386 STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.7]

Stormwater Management Plan

PRE DEVELOPMENT

1. The Engineer of Record must substantiate if a legal positive outfall for stormwater discharge exists for a project. If no legal positive outfall exists, the stormwater management system must be designed for full on-site retention of the 100-year, 3-day storm event, or discharge to an existing roadside drainage system (if available) after retaining the 100year – 1 day storm event). A legal positive outfall has not been substantiated. [Martin County LDR, Article 4, Division 9, Section 4.385]
2. Revise the stormwater management report to address off-site flows from the west. [LDR Section 4.386.B.9]
3. Revise stormwater management report to include a discussion regarding the presence and required removal of the hardpan. This must address both the location and required removal depth. These details shall include the specifications for the replacement material.
4. The wet season water table elevation (WSWT) of 5.5-feet NAVD appears to be inconsistent with the geotechnical report provided stating “UES anticipates an Estimated Seasonal High Groundwater Table approximately in the range of 2.5 to 3.5-feet below the existing ground surface. Additionally, the topographic survey shows a “water surface elevation” of 8.3-feet NAVD in the dry retention area at the time of survey (11/22/2022). Additionally, an excerpt of the permit that was referenced was not submitted.
5. The pre-development rate must be based upon 100% un-built, uncompacted conditions. Additionally, an appropriate WSWT must be reflected. A rate of 4.14 cfs/acre is not acceptable. [LDR Section 4.382].
6. The rainfall amounts utilized in the pre- development TR-55 calculations are inconsistent with what is listed in section 3.1 of the narrative.

POST DEVELOPMENT

1. The use of exfiltration for flood protection is not permitted. Remove exfiltration from stage storage values utilized in ICPR modeling.
2. The stage storage inputs for the Cultec stormwater chambers are inconsistent with the values shown on Sheet C3 of the Construction Plans. Additionally, Sheet C4 of the construction plans appears to be missing all details/labels.
3. The pervious/impervious areas utilized in the stormwater management report are inconsistent with the Final Site Plan.
4. Although the water quality calculation methodology appears to be correct, the pervious/impervious values are inconsistent with the Final Site Plan and the required safety factor was not added. [LDR Section 4.385.F.4]
5. The available soil storage is inconsistent with SFWMD ERP Information Manual for Flatwoods soils and will need to be revised further for consistency with a revised WSWT. Additionally, the calculation utilizes a pervious site area that is inconsistent with the Final Site Plan.
6. Off-site flows from the west are not adequately addressed [4.385.B.6 and Stormwater and Flood Protection Standards for Design and Review 1.4.B.2.b]

7. The inputs for the control structure in the ICPR report are inconsistent with the Construction Plans. Revise for consistency. Additionally, it is unclear why the weir has a max depth of 99999 feet instead of 0.65'
8. Provide a recovery analysis demonstrating that half of the water quality treatment volume recovers between 24 hours and five days [LDR Section 4.385.F.4]
9. Provide a recovery analysis demonstrating that the system recovers 90-percent of entire volume in 12 days from cessation of the storm event [LDR Section 4.385.F.4]

Stormwater Management Construction Plans

1. The Stormwater Management Report and Construction Plans will be further evaluated once the requested revisions have been made to the Stormwater Management Report. This includes, but is not limited to, the minimum design elevations (finished floor, perimeter berm, and pavement).
2. The proposed location of the stabilized construction entrance shown on Sheet 3 of the Construction Plans appears to be in conflict with the construction of the building.
3. The weir elevation for CS-1 shown on Sheet 4 of the construction plans is inconsistent with Sheet 5.
4. It is unclear how the structure in the retention area (C5) functions. The rim elevation is higher than the proposed wall elevation.
5. The invert elevations on the HDPE pipe between the exfiltration trenches are set below the perforated exfiltration trench pipe. It is unclear how these pipe connections will be made. Revise for consistency. Additionally, add bottom elevations of Type C structures to structure table.
6. Provide a cross section through the proposed dry retention area demonstrating how this area will tie into the proposed parking and the existing grades in the right-of-way. Provide details for the construction of the walls of the detention area. Remove "by others". Additionally, it appears that a D-curb may be insufficient as a barrier between vehicular parking and the retention area.
7. It is unclear how the area between the proposed building and the northern and southern right of way lines will be graded. Provide additional grading information.
8. Revise the paving, grading, and drainage plan (and sections) to clearly demonstrate where the minimum containment berm is met and at what elevation.
9. Clearly demonstrate how off-site flows are captured. [LDR Section 4.385 D, 4.386.F]
10. It is unclear how Section D on Sheet 4 directs stormwater runoff.
11. It is unclear if roof drains are being proposed that tie into the stormwater management system.
12. Demonstrate how the proposed system provides for the removal of oils and sedimentation prior to discharge (STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW 1.1 B)
13. Add minimum finished floor elevation to the Final Site Plan
14. Provide details (location and required depth) for the removal of the hardpan layer under any exfiltration trenches and any dry detention areas. These details shall include the specifications for the replacement material.
15. Provide a note on the construction plans stating: "Upon completion, the owner and/or contractor shall furnish a signed and sealed geotechnical report certifying the excavation of the restrictive soils layer has been removed and replaced (including the required depth). This report shall be provided to any permitting agency requesting verification of removal and replacement. Please acknowledge that this will be part of the core infrastructure requirements
16. Provide note on the Construction Plans stating that the stabilization of the disturbed areas must be completed within 30 days of vegetation removal. Provide method of stabilization. [LDR Section 4.347.C]

Draft Development Order Conditions:

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

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. (2023).

Electronic File Submittal

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

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 Prevention

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 Preparedness

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

Unresolved Issues:

1. Provide proposed elevations for the ramp at the SW 34th Street Entrance. A handrail may also be required.
2. Provide a sidewalk from the building to the proposed perimeter sidewalk on SW 34th Terrace
3. It is unclear how the sidewalk with truncated domes is graded. Sidewalk must not exceed a 2% cross slope and 5% running slope. It is unclear why truncated domes are proposed along the entire length of sidewalk.

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

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 Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Utilities and Solid Waste Department

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 Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation

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

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

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.	Post Approval Requirements List	After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the 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.
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.

Item	Description	Requirement
9.	Approved Building Elevations	One (1) 24" x 36" paper copy of the approved building elevations.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Construction Schedule	Original of the construction schedule.
12.	Cost Estimate	Two (2) originals of the Cost Estimate, 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.
13.	Engineer’s Design Certification	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.
14.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
15.	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		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

*** Impact fees to be paid at time of building permit issuance.

X. General application information

Applicant/Owner: Project L.I.F.T Inc
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Engineer of Record: Haley Ward Inc., Grant Besing P.E.
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772-223-8850
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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